



# MUSGRAVE CRESCENT

London SW6





## MUSGRAVE CRESCENT LONDON SW6

A charming Victorian end of terrace house set over five floors, overlooking Eel Brook Common, with excellent entertaining space.

   EPC  
6 5 3 C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: H

Tenure: Freehold

Guide price: £4,500,000



## BEAUTIFULLY DESIGNED HOME WITH FLEXIBLE SPACE

On the ground floor, there is a beautiful bespoke kitchen and dining room with a reception area beyond and bi-fold doors onto a patio garden. There is a further reception room which can be used as a garage with weight bearing for cars and accessed via Blake Gardens. There is also a guest cloakroom and WC on this floor.

On the lower ground floor, there is a spacious reception room with fitted storage, large skylights that floods the room with natural light and adjoins to a luxury sauna. There are two double bedrooms with ensuite showers and fitted wardrobes in the larger bedroom, a separate larder and a useful utility room on this floor. The basement level benefits tall head-height and underfloor heating throughout.







## PERFECTLY BALANCED FAMILY LIVING THROUGHOUT

On the first floor, there is a spacious reception room with period features throughout, a study area at the rear, a large bay window, and further benefits a roof terrace and balcony. There is a bathroom on the half landing leading upstairs.

On the second floor, there are two double bedrooms, a third bedroom/study, and a further roof terrace. The principal bedroom comprises of the third floor and boasts fitted wardrobes, an ensuite bathroom, and a balcony with enviable views overlooking the park.

All bathrooms benefit from underfloor heating.

This is a wonderful family home with perfectly balanced living throughout, located on Fulham's most sought-after streets.





## LEAFY PARK-SIDE LIVING IN A PRIME FULHAM ADDRESS

Musgrave Crescent enjoys a prime position running along the eastern edge of Eel Brook Common, offering residents immediate access to open green space and leafy surroundings.

Parsons Green is well known for its village-like atmosphere, with an excellent selection of independent cafés, boutiques, restaurants, and everyday conveniences. Fulham Broadway provides further shopping, including supermarkets, fitness facilities, a cinema, and a wide range of eateries.

Fulham Broadway Underground Station (District Line) provides links into central London and beyond. Parsons Green station is also close by, giving additional flexibility for commuters, with numerous bus routes operating along Fulham Road and New King's Road.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

Third Floor

Approximate Gross Internal Area = 356.5 sq m / 3837 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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