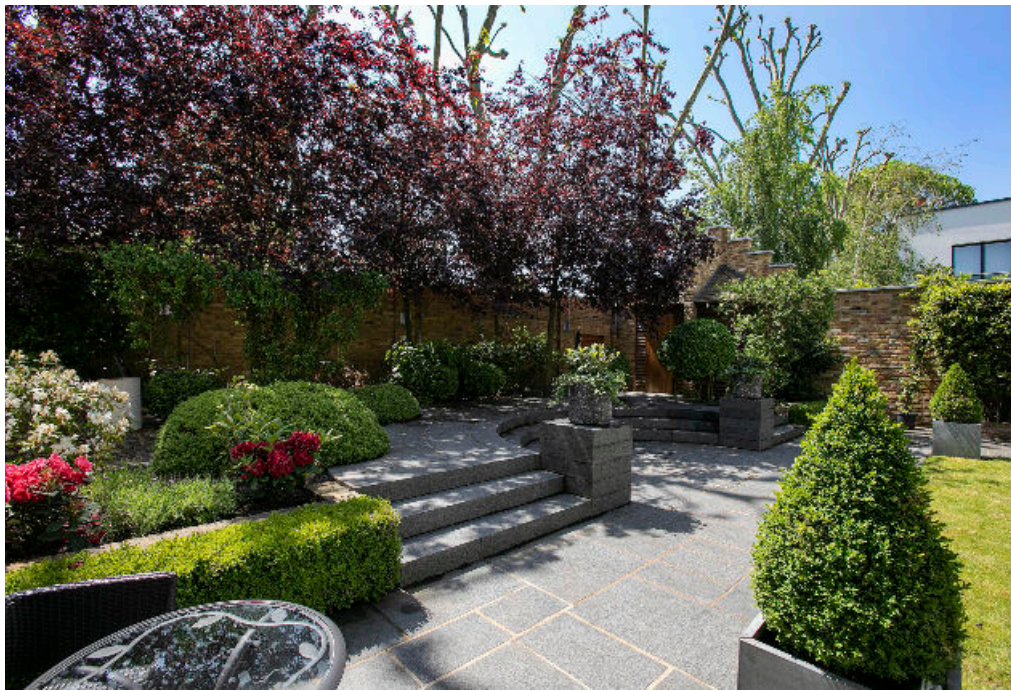




Crown Yard, Peterborough Road, Fulham SW6





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This property is one of a pair of houses skilfully designed to create a superb living environment. The building flows seamlessly between inside and out, making it an ideal setting for families and entertaining. Set back in a private location and approached via security gates which open into a private courtyard, the property has three principle reception rooms and a kitchen/ breakfast room at ground floor level overlooking the garden.

The lower ground floor level provides additional versatile reception rooms together with a fully equipped cinema with stage seating and a 13m heated swimming pool, gym and family room.



Guide price: £8,500,000

Tenure: Freehold

Local authority: London Borough of Hammersmith & Fulham

Council tax band: H

At first floor level is a spacious master bedroom suite comprising a beautifully finished master bedroom, dressing room and bathroom. There are 3 further main bedroom suites together with a self-contained guest/staff suite.

The outside space is one of the many unique features offering an 80 x 33 ft wrap around garden as well as a substantial roof terrace with fabulous views.

The house is equipped with the latest environmentally friendly heating, solar panels and rainwater collection.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





Location

Crown Yard is located in the heart of Parsons Green, set back and approached through a pair of security gates. Parson's Green and the vibrant mix of shops and restaurants that make up the New King's Road are close by as well as the underground connections to central London and beyond.







Crown Yard, SW6

Approximate Gross Internal Area
1,089 sq m / 11,722 sq ft (including garage)

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of the Particulars.

*Knight Frank are appointed on the instructions of Joint Receivers
H.Varsani & M.Yianni (Belleveue Mortgages Chartered Surveyors & LPA Receivers)*



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated June 2023. Photographs and videos dated June 2023.
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