



Sedlescombe Road, Fulham SW6



Sedlescombe Road, Fulham SW6

Welcome to an exceptional opportunity presented by Knight Frank: A four bedroom family house within an extremely popular area of Fulham, this residence spans three meticulously designed floors, offering a wealth of space and functionality. The property features a convenient cellar, ideal for your storage needs.

The house has a modern kitchen and dining area, which has been fully extended, offering open-plan living. Bi-fold doors connect this space to a generous patio, inviting the outdoors in and making it perfect for entertaining.

This family home also features two well-appointed bathrooms.



Guide price: £1,800,000

Tenure: Freehold

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G

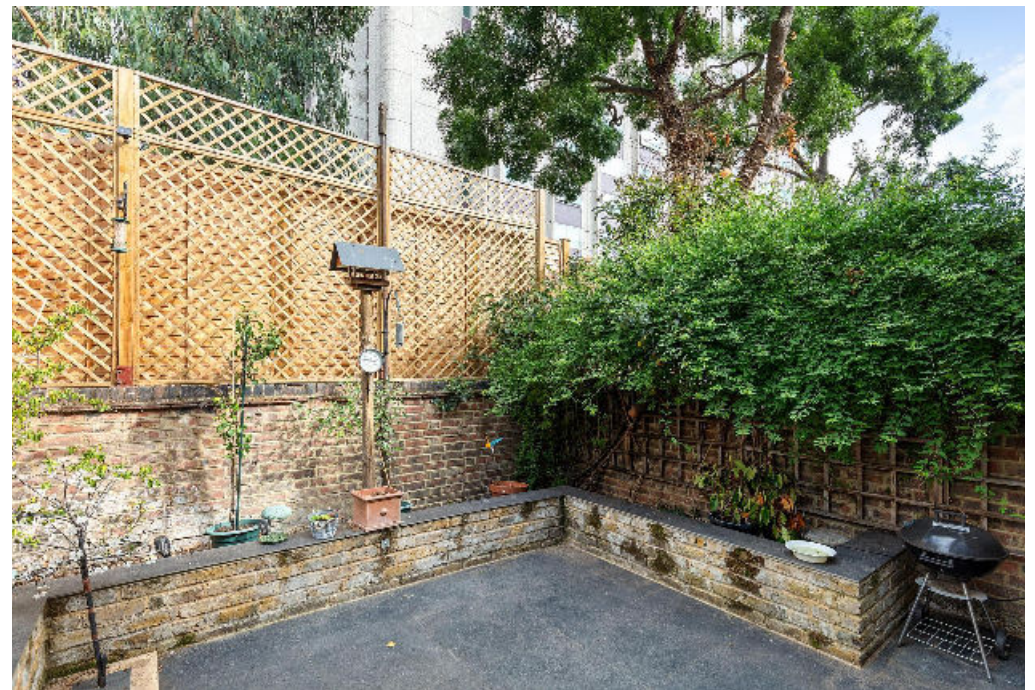




Location

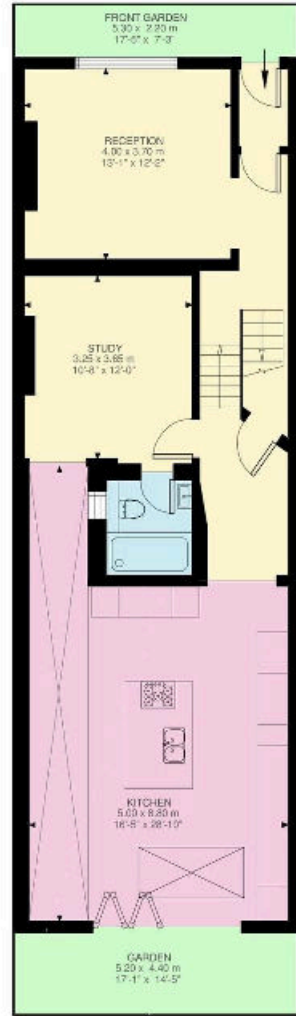
Sedlescombe Road is a quiet residential treelined street in the heart of The Sedlescombe Road Conservation Area, once known as 'The Beaufort House Estate'. Conveniently positioned close to the retail and daily convenience stores of the North End Road, restaurants of Parson's Green, Fulham Broadway and Baron's Court and within easy walking and cycling distance of Chelsea, South Kensington and Fulham Riverside. Transport links are abundant from West Brompton (District & Circle and Overland Services), Fulham Broadway and Earl's Court, allowing for easy access to The City, West End, Heathrow and Gatwick.





Sedlescombe Road, SW6
 Approximate Gross Internal Area
 182.39 SQ.M / 1963 SQ.FT

KEY: CH = Ceiling Height
 Restricted Head Height



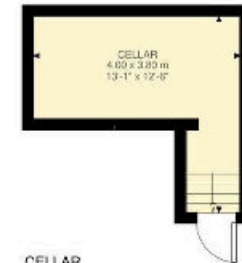
Ground Floor
907 ft²



First Floor
629 ft²



Second Floor
321 ft²



CELLAR
107 ft²



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
 Fulham
 203 New Kings Road
 Fulham
 SW6 4SR
knightfrank.co.uk

We would be delighted to tell you more
 Sam Thornton
 020 7751 2403
samuel.thornton@knightfrank.com



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 August 2023. Photographs and videos dated August 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.