



Settrington Road,
Fulham **SW6**

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An incredible end terrace four bedroom house with uninterrupted views of South Park, the unique addition of an exceptionally large wrap around south-west facing plot and scope for extension (STPP).

The property is within close distance of award winning schools and an array of independent shops, cafes and restaurants. A superb opportunity for families.

The accommodation comprises; a dining room, double reception room, kitchen and conservatory that leads to the impressive 38 foot wrap around sunny aspect garden. In addition there is a downstairs shower room and a side passage for storage.



Guide price: £2,750,000

Tenure: Freehold

Local authority: London Borough of Hammersmith & Fulham

Council tax band: G







The first floor provides three double bedrooms and a bathroom, one of the bedrooms is currently used as a utility but could be converted back if required. One of the bedrooms leads onto the first terrace with views of South Park. The principal bedroom is on the top floor with an en suite bathroom and access onto the second roof terrace.



Location

Settrington Road runs along the edge of South Park, just a stones throw from the nearest commerce on Wandsworth Bridge Road and New Kings Road where there is a number of trendy independent shops, restaurants and supermarkets as well as bus routes to and from the West End.

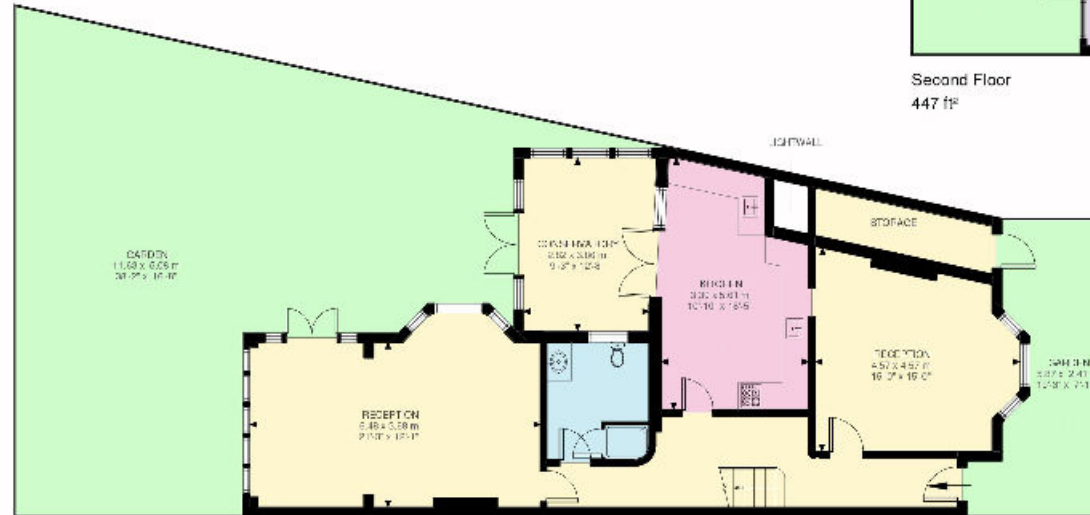
The street is renowned for being close to Fulham's prestigious nursery, primary and secondary schools that are just a short walk away.

The nearest Underground stations are at Fulham Broadway and Parsons Green (District Line). There is also an overground at Imperial Wharf.

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Approximate Gross Internal Area
203.18 sq m / 2187 sq ft (excluding storage)

Inclusive Total Area
207.45 sq m / 2233 sq ft



KEY: CH = Ceiling Height
RH = Restricted Head Height

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.

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We would be delighted to tell you more

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Particulars dated July 2024. Photographs and videos dated July 2024.

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