



Clancarty Road, Fulham, London SW6



# Clancarty Road, Fulham

## London SW6

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A beautifully presented five bedroom house overlooking South Park, that has undergone an extensive refurbishment.

The ground floor accommodation comprises; a front reception room with a bay window and fireplace. Adjoining is the open plan kitchen/dining room that is flooded with natural light from the skylight windows and sliding doors to the fully landscaped garden. The high specification kitchen has been fitted with a central island, wall/base units, American-style fridge freezer, wine cooler, double oven and dishwasher. In addition, there is a separate cloak cupboard and WC.



**Guide price:** £3,200,000

**Tenure:** Freehold

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** H





On the lower ground floor, there is further reception space that has been built with exceptionally high ceilings with a second living room, home office, utility room and WC. There is also a double bedroom with en suite, an ideal area for guests or live-in nanny.

The first floor and second floor provides four double bedrooms, each include bespoke made wardrobes. Two of the bedrooms have en suites and the rest are served by the main bathroom. There is the added benefit of two fabulous terraces with views of the park.





## Location

Clancarty Road is just to the south of the Peterborough Estate in Parsons Green, overlooking South Park. It is close to all of the facilities and amenities of Fulham and Parsons Green. The house has access to the underground stations at Parsons Green and Fulham Broadway (both District line) and there are several bus routes along the New Kings Road into central London.







## Clancarty Road, SW6

Approximate Gross Internal Area

259.27 SQ.M / 2791 SQ.FT

(EXCLUDING EAVES STORAGE)

EAVES STORAGE 6.41 SQ.M / 69 SQ.FT

INCLUSIVE TOTAL AREA 264.85 SQ.M / 2851 SQ.FT

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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I would be delighted to tell you more

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Particulars dated October 2023. Photographs and videos dated October 2023.

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