



Mablethorpe Road, Fulham, London SW6



# Mablethorpe Road, Fulham, London **SW6**

---

Opening from the first floor into a stylish, light, open-plan kitchen with an inviting full-length breakfast bar. Leading through into the bright reception, this room has period features, including a fireplace and a beautiful bay window that allows for plenty of natural light. In addition, this floor has a double bedroom with its own en suite and built-in storage cupboard.

The principal bedroom on the second floor benefits from built-in wardrobes, eaves storage, and a charming en suite bathroom with underfloor heating. The property further benefits from a private roof terrace on the top floor that is not overlooked and is perfect for entertaining.



**Guide price:** £800,000

**Tenure:** Leasehold: approximately 156 years remaining

**Service charge:** £1,500 per annum, reviewed every year, next review due 2024

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

**Council tax band:** D



## Location

Mablethorpe Road is ideally located on a quiet residential street within walking distance of Parsons Green underground station (District line) and the excellent shops and restaurants in Parsons Green and Fulham Road. Munster being a short walk away, provides shops, cafés and restaurants.

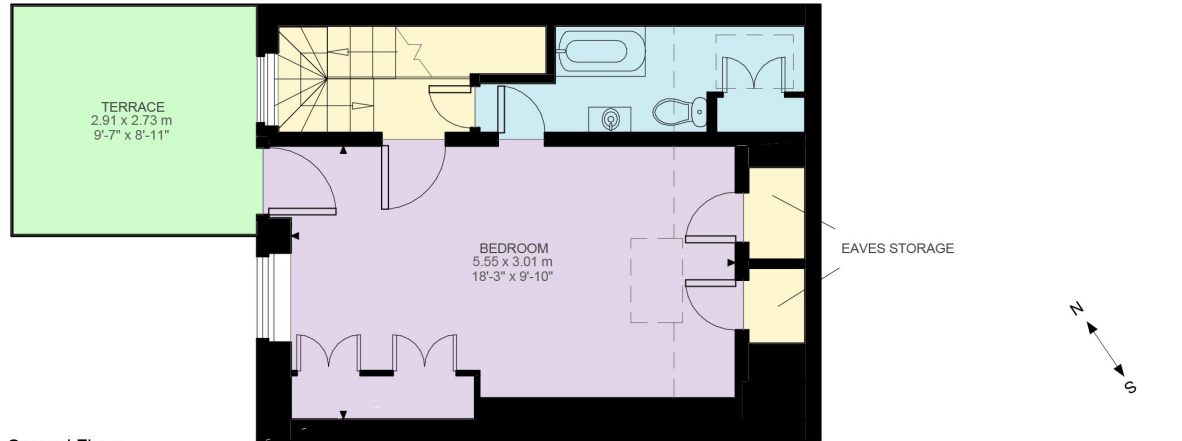


**Approximate Gross Internal Floor Area  
876 sq ft / 81.36 sq m ( including eaves storage)**

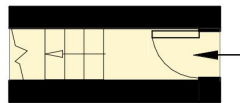
**Terrace external area: 90 sq ft/ 8 sq m**

**Eaves storage: 21 Sq ft/ 1.95 sq m**

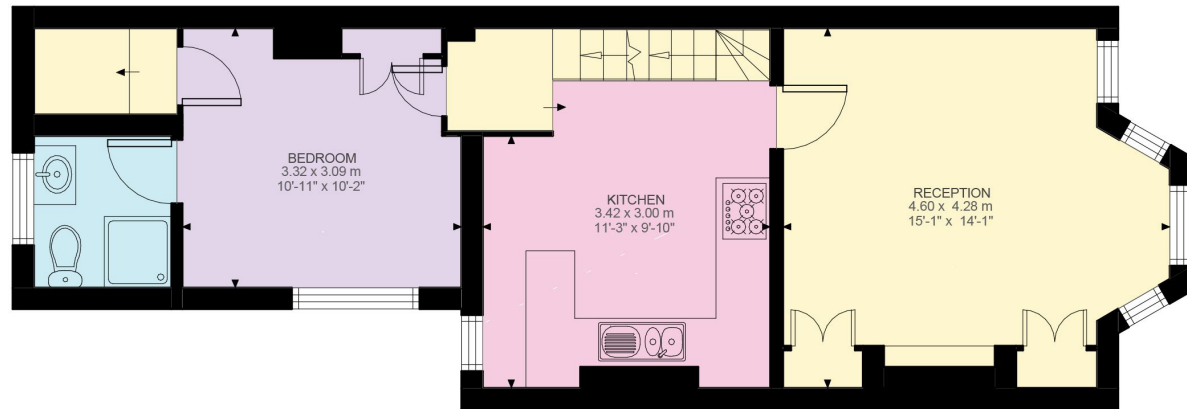
**This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.**



Second Floor  
300 ft²



Ground Floor  
15 ft²



First Floor  
540 ft²

**Knight Frank**  
Fulham  
203 New Kings Road  
Fulham  
SW6 4SR  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Sam Thornton**  
020 7751 2403  
[samuel.thornton@knightfrank.com](mailto: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 February 2021. Photographs and videos dated February 2021.  
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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.