



Waterford Road, Fulham SW6



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An impressive four bedroom house on the incredibly sought-after Chelsea border with accommodation that has been beautifully refurbished to an exceptional standard throughout.

The ground floor accommodation comprises; a sensational spacious living room with high ceilings, bi-fold doors leading to the balcony, a contemporary design fireplace and an adjoining snug TV area. Both rooms are complete with bespoke joinery. The lower ground floor provides an open plan kitchen/ dining room that is perfect for entertaining with a fireplace and full height bi-fold doors to the landscaped garden and raised terrace. The kitchen is fitted with a central island, floor to ceiling units and integrated appliances. In addition there is a bedroom and bathroom with bespoke built-in storage and Italian tiling. This space includes completely separate access making it ideal for self contained living quarters.



Guide price: £3,000,000

Tenure: Freehold

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G







There are a further three bedrooms and a home office on the first and second floor, each of the bedroom include built-in cupboards. The principle bedroom offers a sizeable en suite, the rest are served by the family bathroom, both bathrooms include bespoke Italian tiling.

The property benefits from a Sonos sound system and underfloor heating to the reception space and bathrooms.

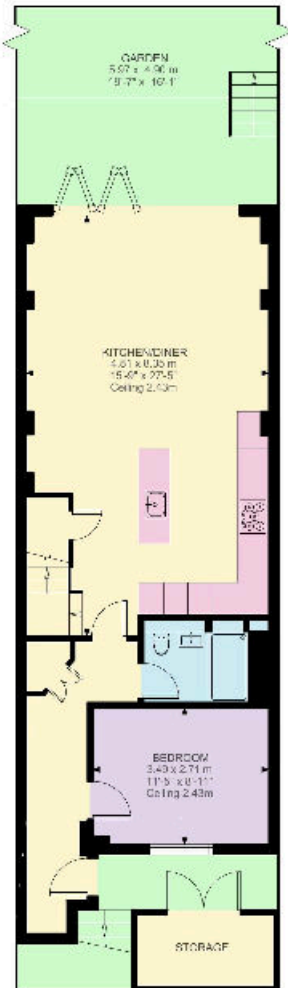
Location

Waterford Road runs between Fulham Road and New Kings Road, conveniently located for the many shops, restaurants, bars and coffee houses of Parsons Green and Fulham Broadway.

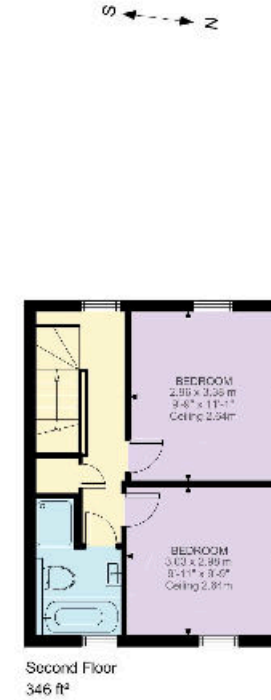
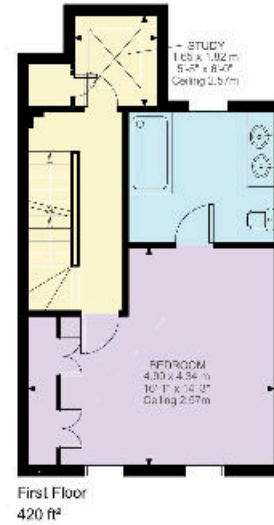
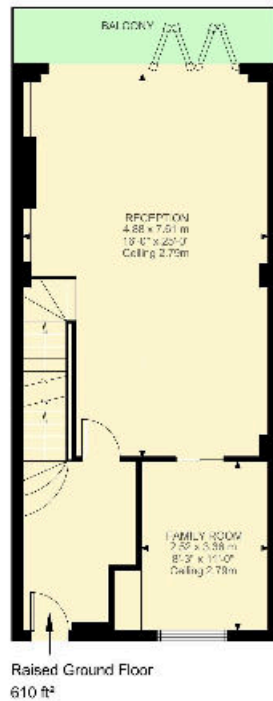
The closest underground station is Fulham Broadway (District line) and Eel Brook Common is a short walk away.







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.



Waterford Road, SW6
Approximate Gross Internal Area
195.56 SQ.M / 2105 SQ.FT
(INCLUDING STORAGE)
STORAGE 41.00 SQ.M / 441 SQ.FT

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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.

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