



Broughton Road, Fulham **SW6**

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# Broughton Road

## Fulham SW6

Spanning over 1,700 square feet, this substantial home offers an ideal setting for family living. Broughton Road is well placed for the Chelsea Harbour Club and the shops, cafes, restaurants, and amenities on Wandsworth Bridge Road and Parsons Green. The open green spaces of South Park are also nearby. For transport links, Imperial Wharf station is approximately 0.3 miles away, and Chelsea Harbour Pier approximately 0.5 miles away offering Thames Clipper boat service. There are also a number of regular bus routes close by. Please note these distances are approximates. There are a good selection of nurseries and schools in the area including, Marie d'Orliac, Pippa Pop-ins, Millie's Playhouse, Puffins and Thomas's Fulham.



**Guide price:** £1,600,000

**Tenure:** Freehold

**Local authority:** Hammersmith & Fulham

**Council tax band:** F





Entering on the ground floor, to the front is a spacious double reception room featuring a bay window complete with window seat, feature fireplace and bespoke joinery. The rear is the open-plan kitchen and dining area, showcasing a deVOL kitchen with integrated Smeg appliances and space for a generous wine fridge. The added luxury of underfloor heating enhances this fantastic entertaining space. Stepping out into the garden through the bi-fold doors, there is a patio area finished in Yorkshire Stone and AstroTurf for low maintenance. The private panelled walls are fitted with built-in lights, creating a charming atmosphere. The ground floor also includes a convenient downstairs WC and additional storage.











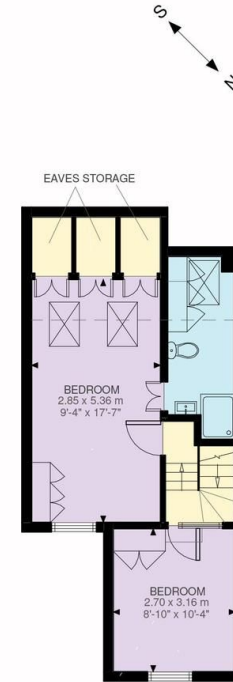
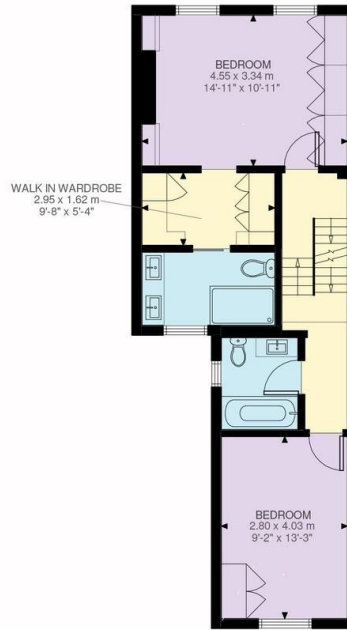
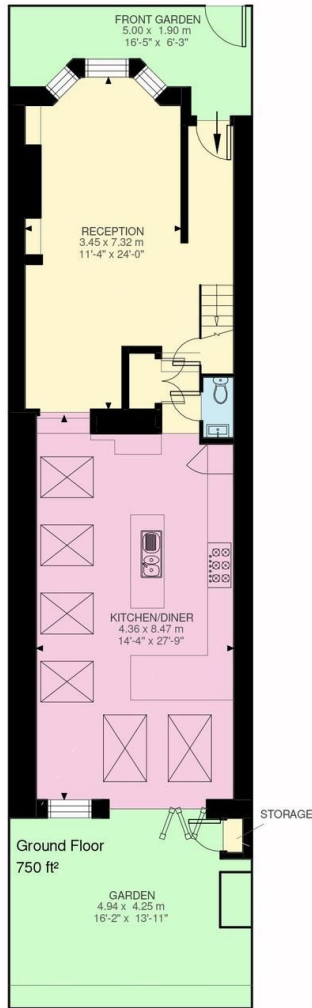
Ascending to the first floor there is a spacious principal bedroom featuring a full wall of bespoke wardrobes, a walk-in wardrobe, and an en suite bathroom with his and hers sinks, all finished in elegant Italian marble. The first floor also benefits from a well-appointed family bathroom and a second double bedroom with built-in wardrobes. The top floor has two further bedrooms, one en suite, and another a versatile room suitable for a guest bedroom or study.

Overall, this home has been impeccably finished to a high standard, making it ideally suited for a discerning family. The current owners have seamlessly blended thoughtful design throughout the property.









## Broughton Road, SW6

Approximate Gross Internal Area

153.41 SQ.M / 1651 SQ.FT

(EXCLUDING EAVES STORAGE/STORAGE)

EAVES STORAGE/STORAGE 4.68 SQ.M / 50 SQ.FT

INCLUSIVE TOTAL AREA 158.09 SQ.M / 1702 SQ.FT

KEY: CH = Ceiling Height  
[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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Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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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Particulars dated January 2024, Photographs and videos dated January 2024.

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