

Hartismere Road, Fulham SW6





# Hartismere Road, Fulham SW6

---

Welcome to this impressive four-bedroom family home on the delightful Hartismere Road.

Upon entering this charming Victorian property, you're welcomed by a characterful reception room with elegant period cornicing and cleverly designed to offer open-plan living that extends to the rear of the house or alternatively, can be separated into a cosy reception area by the beautiful Crittall doors.



**Guide price:** £1,850,000

**Tenure:** Freehold

**Local authority:** Hammersmith and Fulham

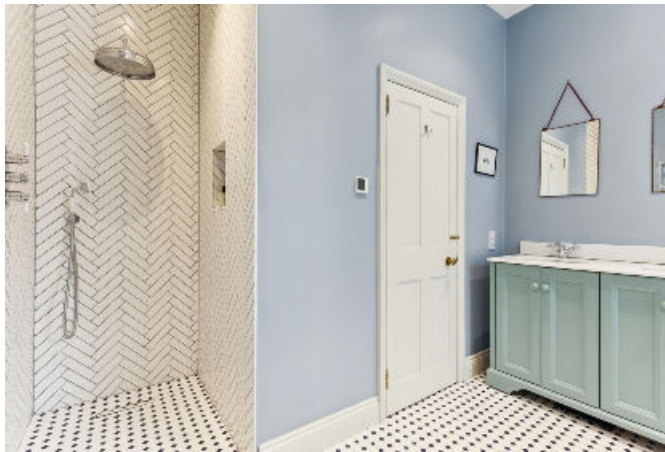
**Council tax band:** G











Towards the rear of the home, is a spacious open-plan kitchen with a functional island, underfloor heating, and ample storage, leading out to a private garden through bi-fold doors. The lower ground floor features a fully equipped utility area and a guest WC for added convenience.

To the first floor, there is a principal bedroom, complete with built-in wardrobes and a large, modern en suite bathroom complete with dual sinks. The first floor also includes a family bathroom and a second bedroom. The second floor offers two additional double bedrooms, a shower room and access to eaves storage.

## Location

Hartismere Road is a popular residential street situated between Fulham Broadway and Parsons Green. An array of local cafes, restaurants and shops are found on Fulham Road and Fulham Broadway including, Waitrose and Vue Cinema. There are several of local bus links connecting the property to central London as well as London Underground Services at Fulham Broadway (District Line) and West Brompton (District and Overground).



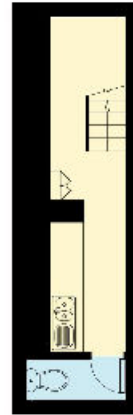


# Hartismere Road, SW6

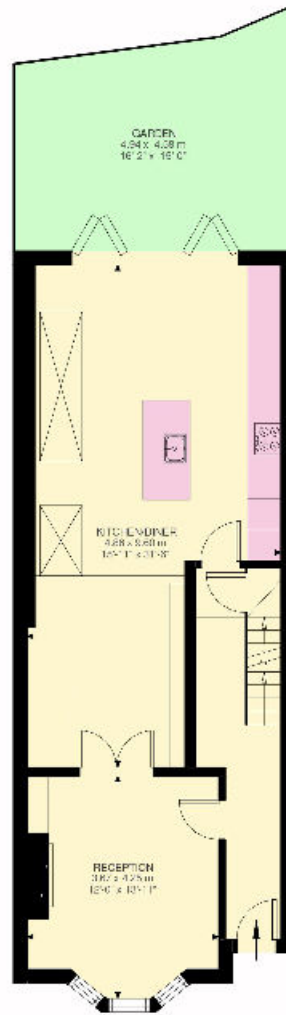
Approximate Gross Internal Area  
178.29 sq m / 1919 sq ft (excludes eaves storage)

**INCLUSIVE TOTAL AREA**  
**182.57 sq m / 1965 sq ft**

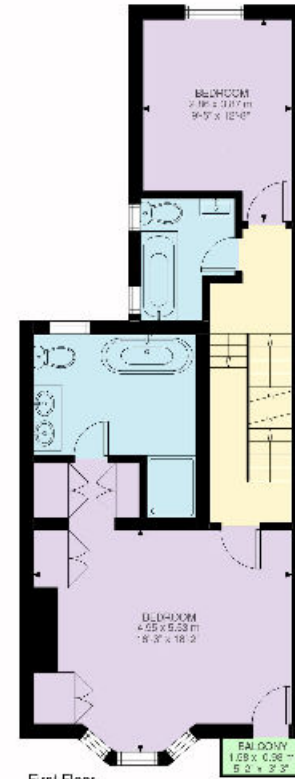
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



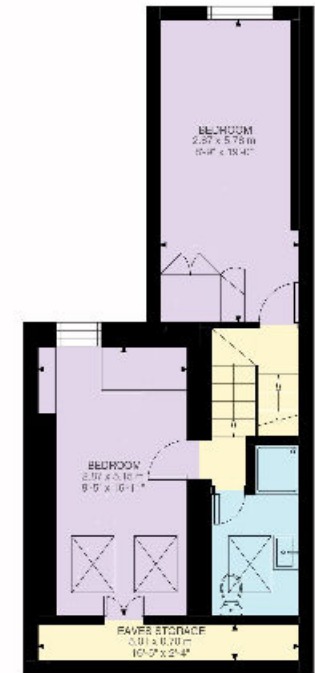
Basement  
151 ft<sup>2</sup>



Ground Floor  
709 ft<sup>2</sup>



First Floor  
598 ft<sup>2</sup>



Second Floor  
460 ft<sup>2</sup>

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To NICS Guidelines.

**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)

**Nicholas Warren**

020 3833 9842

[nicholas.warren@knightfrank.com](mailto:nicholas.warren@knightfrank.com)

**Riccardo Daboni**

020 7751 2416

[riccardo.daboni@knightfrank.com](mailto:riccardo.daboni@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 October 2024. Photographs and videos dated October 2024.

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.

