

Chipstead Street, Fulham SW6

A fabulous six bedroom Lion House with a 22 foot garden situated in one of Fulham's most desired streets in the Peterborough Estate.

The ground floor comprises; a double reception room with a fireplace, an open plan kitchen/dining room with doors leading to the private garden. The kitchen has been fitted with an array of built in units and a central island.

There is further space on the lower ground floor with two rooms that are currently used as a bedroom with adjoining sitting room, a shower room and utility. There is separate front access, making it an ideal self contained nanny annexe.











Guide price: £3,700,000

Tenure: Freehold

Local authority: Hammersmith and Fulham

Council tax band: H















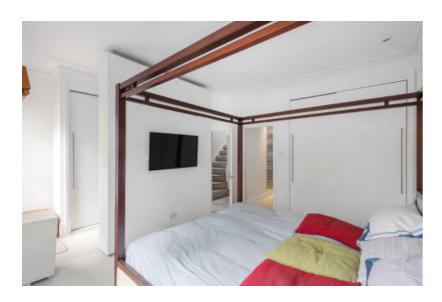


On the first floor is a principal bedroom complete with dressing area and spacious en suite with separate bath and shower. There are an additional two bedrooms (one en suite) and a family bathroom. The second floor offers a further two double bedrooms and bathroom.

Location

Chipstead Street is situated in a sought-after area of Parsons Green with residents enjoying access to an array of green spaces including Parsons Green itself, Eel Brook Common, and local parks such as South Park and Hurlingham Park. There are several excellent schools in the area such as Thomas' Fulham, Parsons Green Prep, Fulham Prep and Lady Margaret School, along with bilingual offerings of L'Ecole Marie D'Orliac and the Fulham Bilingual School. Nurseries in the area include Pippa Pop-Ins and L'Ecole des Petits.

For transport links, Parsons Green underground station (District Line) 0.3 miles away. The area has a number of bus connections to Chelsea, central London, Putney, and Hammersmith, providing travel throughout the city.



















Chipstead Street, SW6

Approximate Gross Internal Area (including loft) $302 \, \text{sq m} / 3251 \, \text{sq ft}$

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





12" 10" x11" 10"

10" 2"x9" 6"

22' x19' 4" [6.7x5.9]

DINING ROOM 31' 10"x19'

RECEPTION 25" 3"x12" 2"

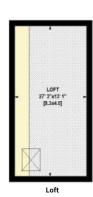
VOID

Ground Floor





Under 1.5m head height



Knight Frank

Fulham 203 New Kings Road We would be delighted to tell you more

Arabella Howard-Evans Fulham Joanna Sutherland 020 7751 2409 020 7751 2402 SW6 4SR

knightfrank.co.uk arabella.howardevans@knightfrank.io.sutherland@knightfrank.com recycle

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 April 2024. Photographs and videos dated April 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.