

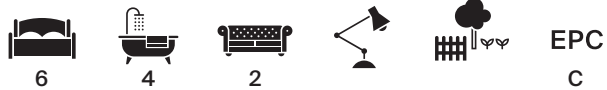
Quarrendon Street, Fulham, SW6



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An impressive six bedroom Lion House situated with the prestigious Peterborough Estate.

The ground floor accommodation comprises; an entrance hall with boot room, a double reception room and a fully renovated kitchen extension with dining area and sliding doors leading to the 17 foot garden. The Poliform kitchen has been fitted with an array of units, high-end integrated appliances and island with breakfast bar area.

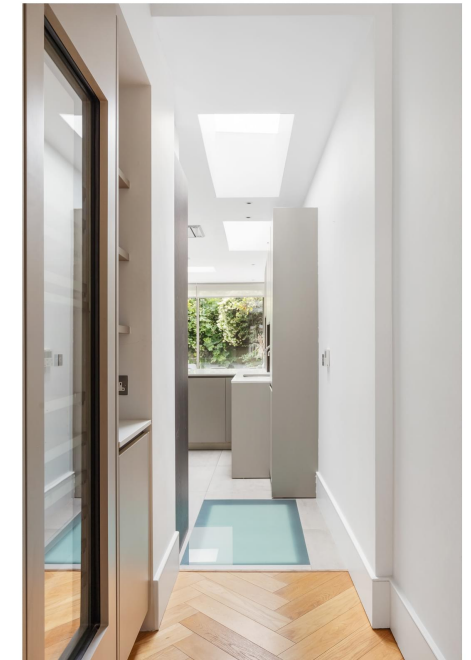
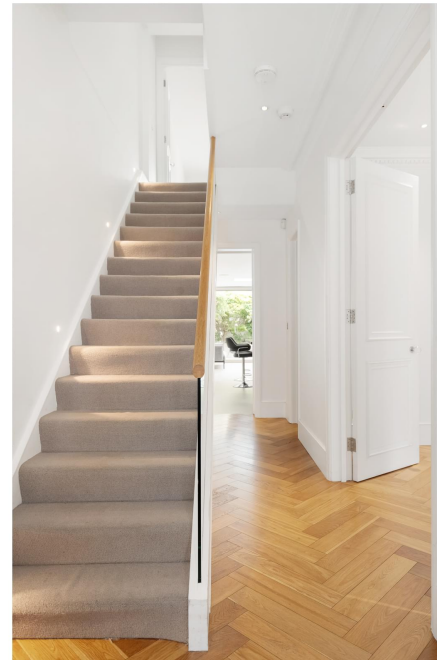


Guide price: £3,600,000

Tenure: Freehold

Local authority: Hammersmith and Fulham

Council tax band: H









The lower ground floor provides a spacious media room, separate utility, home office and a double bedroom with en suite. In addition there is a guest WC.

There are a further five bedrooms on the first and second floor, two of which include en suites and the principal bedroom has a walk through dressing area. There is also the added benefit of a terrace.



Location

Quarrendon 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.

The area also benefits from bus routes to and from a number of private schools situated in Chelsea, Clapham and wider South West London area.

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.



Quarrendon Street, SW6

Approximate Gross Internal Area
315.29 sq m / 3394 sq ft (excluding outside storage)

Total Inclusive Area
316.59 sq m / 3408 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.



Lower Ground Floor
1092 ft²

Ground Floor
979 ft²

First Floor
733 ft²

Second Floor
590 ft²

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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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Particulars dated July 2024. Photographs and videos dated June 2024.

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