



Bovington Road, Fulham SW6

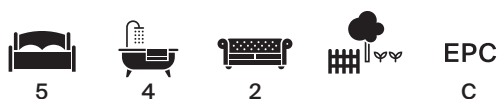


# Bovingdon Road

## Fulham SW6

This beautifully finished Lion House, located on a quiet street on the border of Chelsea, features a south-facing garden and underwent a 'back to brick' refurbishment by the current owners, whilst preserving original features. The renovations included rewiring, replumbing, and the addition of underfloor heating and air conditioning.

The ground floor accommodation comprises; an entrance hall with original Victorian tiles, a double reception room with a gas fireplace and an impressive open plan kitchen/dining room with doors leading to the private 24 foot south facing garden. The kitchen is fitted with an array of built in units, a central island and integrated appliances.



**Guide price:** £3,000,000

**Tenure:** Freehold

**Local authority:** Hammersmith and Fulham

**Council tax band:** G





The lower ground floor has been fully extended, and is ideal for guests or a live-in nanny, offering a substantial play/media room, a double bedroom, a shower room, and a utility room.

The first floor features two bedrooms: the principal bedroom with its own en suite bathroom, and a rear bedroom with access to a separate bathroom. The top floor includes two more double bedrooms and a shared family bathroom.





## Location

Bovingdon Road is a pretty tree-lined street, just moments from the New Kings Road. It is well located for the green spaces of Eel Brook Common, Parsons Green and South Park, and the extensive shopping, leisure and dining facilities of the area.

Fulham Broadway and Parsons Green underground stations are both within a short walk that services the District line into central London. There are many bus services that run along New Kings Road, Wandsworth Bridge Road and Fulham Broadway.

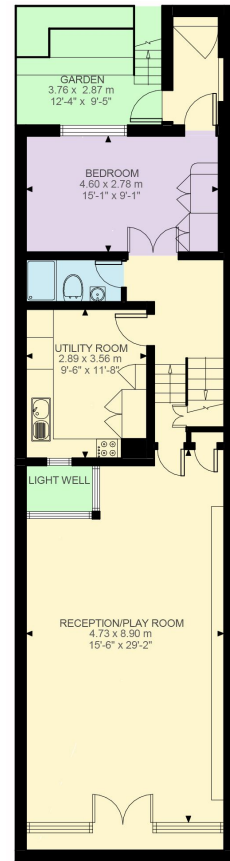




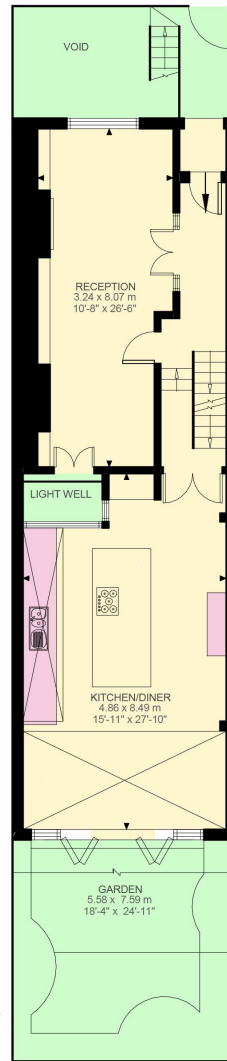
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Approximate Gross Internal Area  
275.83 sq m / 2969 sq ft

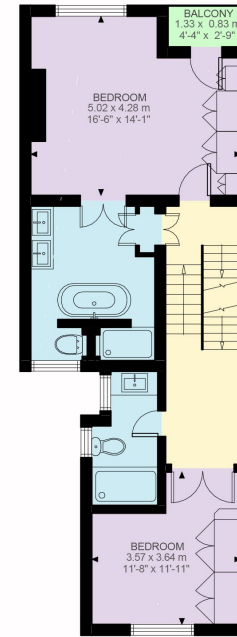
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



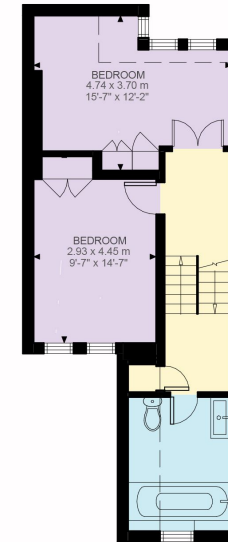
Lower Ground Floor  
882 ft²



Ground Floor  
918 ft²



First Floor  
665 ft²



Second Floor  
504 ft²

KEY: CH = Ceiling Height  
Restricted Head Height

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We would be delighted to tell you more

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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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