



Chipstead Street, Fulham SW6

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This sensational Lion House has been meticulously finished throughout.

Extending to approximately 3,766 sq ft ( 349 sq m) of living accommodation.

The property comprises a double reception room with high ceilings, a guest cloakroom, large open-plan kitchen with bi-folding doors leading to the immaculate patio garden. The basement has been designed with a family/media room, a spacious wine cellar, a utility room, and an additional living area, leading to a large double bedroom with en suite, which makes a perfect guest suite. The upper floors have a magnificent principal suite with fitted wardrobes and a fabulous bathroom; there are four additional well-sized bedrooms and two further bathrooms.

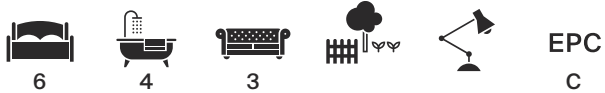
The home has been beautifully interior designed with bespoke joinery and air conditioning throughout.

This stunning house has all the attributes any family wanting to live on the Peterborough Estate may wish.

Chipstead Street is within the Peterborough Estate, one of Fulham's premium addresses. Conveniently located for the popular local schools, such as the Lycee, Fulham Prep, Ecole Des Petits and St Thomas. A fantastic location offering easy access to Parsons Green (District Line) and all the amenities of New Kings Road and Fulham Road.



## Chipstead Street, Fulham SW6



**Guide price:** £3,200 per week

**Furniture:** Available unfurnished

**Tenancy available from:** 30th June 2023

**Minimum length of tenancy:** 12 months

**Deposit:** £19,200

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** H











**Approximate Gross Internal Floor Area**  
**349.86 sq m / 3,766 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.

**Knight Frank**

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**Lower Ground Floor**

**Ground Floor**

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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