

Fabian Road, Fulham, London SW6

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As you step inside, you'll be greeted by a stunning double reception room on the ground floor, featuring original wood floors, an exquisite feature fireplace, and ornate coving.

The spacious eat-in kitchen is a culinary haven, featuring sleek tiled floors, a central island with a breakfast bar, and ample storage. Sunlight bathes the room through four Velux skylights, while bi-fold doors seamlessly connect the kitchen to a private paved courtyard, which can also be used as a driveway with space to park a car, with side access from St Thomas's Way.



**Offers in excess of:** £1,650,000

**Tenure:** Freehold

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

**Council tax band:** G



On the first floor, the main bedroom awaits, spanning the entire width of the property and graced with a bay window and a delightful small balcony. Adjoined to the bedroom is a luxurious walk-in wardrobe and an en suite shower room. Another double bedroom with built-in storage and a stylish family bathroom with a shower over the bath complete this level. Ascend to the second floor and discover a generously sized third double bedroom, with abundant natural light from Velux windows on one side and rear-facing windows on the other. A convenient shower room with a corner shower, sink, and w.c. is located on this floor, along with a fourth double bedroom overlooking the tranquil rear patio. Additional features include a versatile 9.8m<sup>2</sup> cellar perfect for storage or potential redevelopment STPP into additional living space or bedrooms.





## Location

Situated on a peaceful residential street, Fabian Road is a stone's throw away from several parks, as well as the convenient Fulham Broadway and Parsons Green tube stations. The bustling Fulham Road and North End Road are just a short stroll away, offering a plethora of shops, restaurants, and bars.

Excellent bus routes are also within reach for those seeking easy access to central London.

This stunning property presents a rare opportunity to experience comfortable living within a refined and well-connected community.



**Approximate Gross Internal Floor Area**  
**1876 sq ft / 174.25 sq m ( Excluding eaves storage)**  
**137 sq ft / 12.73 (Eaves Storage)**

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.



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