



NAPIER COTTAGE, NAPIER AVENUE, SW6

£1,650,000 FREEHOLD

A fantastic opportunity to acquire an unmodernised three bedroom house with a South facing garden on the prestigious Napier Avenue.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION

Napier Cottage is incredibly well appointed, spanning just over 1250 Sq. Ft. and is set over three floors. The property has an excellent balance of living and entertaining space. The ground floor comprises an expansive reception room, flooded with natural light, as it benefits from large glass doors leading out to a charming, south facing walled garden which is an ideal secluded spot for alfresco dining. There is also a well-equipped kitchen with a good balance of wall and base units, a separate generous-sized dining room, a snug/office and a downstairs cloakroom on this floor. There are two spacious double bedrooms located on both the first and second floors, with both comprising excellent built in wardrobes and served by tiled bathrooms. There is also a further smaller bedroom located on the second floor. The property also benefits from secure off street parking.

Napier Avenue is located in one of Fulham's most desirable areas on the River Thames in close proximity to the outstanding Hurlingham Private Members Club and park. Putney Bridge underground station (District Line) is only a stone's throw away, as well as numerous bus routes close by. A variety of independent shops, bars and restaurants can be found on nearby New Kings Road and Parsons Green. There is a good selection of both state and public schools close by.

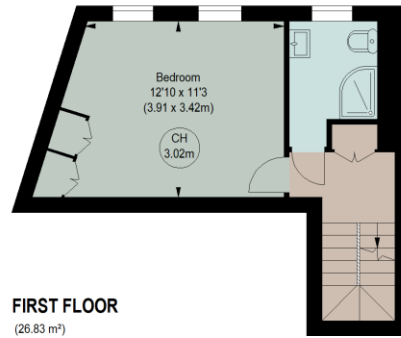
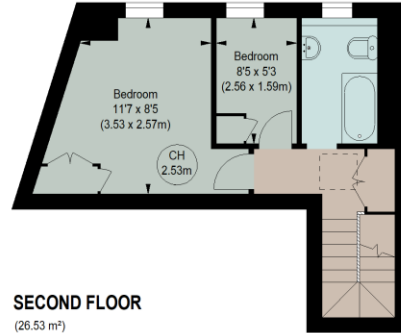




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Approximate gross internal area
1251 sq ft / 116.22 sq m

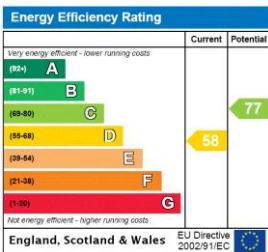


Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Term: n/a

Service Charge: n/a

Ground Rent: n/a

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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