

SETTRINGTON ROAD, SW6 £2,500,000 FREEHOLD

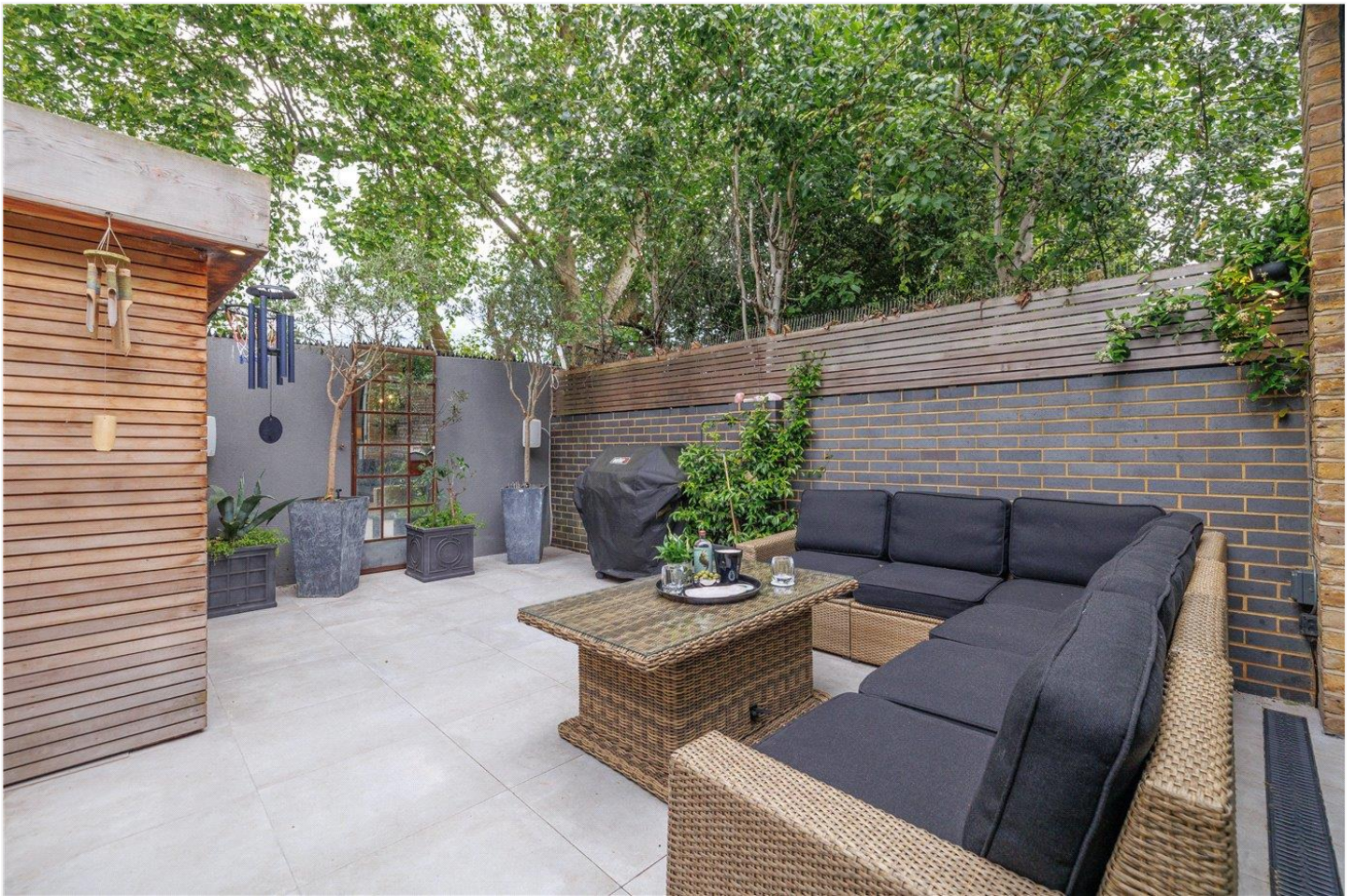
A superb example of an extended family house on one of the most exclusive roads in Fulham with two large terraces that have panoramic views overlooking South Park. This rare find is presented to the market in excellent condition.

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DESCRIPTION:

This stunning house has been completely redeveloped to an extremely high standard. It has been thoughtfully laid out with unique architectural features.

On entering the house, there is a generous open plan kitchen/dining room which is flooded with natural light and has a comprehensive range of fitted units with Miele appliances, a Bora hob and Quooker tap. This leads onto the reception room with sliding doors leading out to a beautiful, private South-West facing, low maintenance, walled garden with outside storage. There is also a cloakroom and wine room on this floor. The first floor comprises three bedrooms and a bathroom with a separate shower, as well as a utility room. On the top floor there are two ensuite bedrooms, one of which has a dressing room. The two rear bedrooms on the first and second floor have access to roof terraces with glorious views over South Park. There is built in storage and ceiling fans in all of the bedrooms and underfloor heating in the bathrooms and the ground floor.

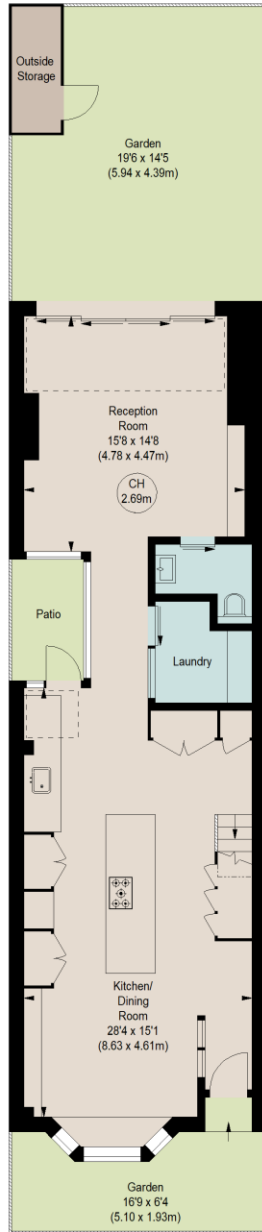
Settrington Road is only a few doors away from South Park's entrance, offering an incredible lifestyle next to the peace and beauty of the park with the benefit of the many local amenities of Wandsworth Bridge Road and is close to a number of fantastic schools in the area including Lycee Francais Ecole Marie D'Orliac. Parsons Green, Fulham Broadway and Imperial Wharf stations are within easy reach with numerous bus routes also available.



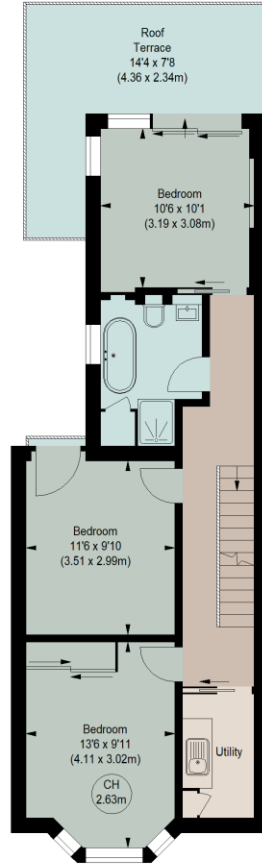
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Approximate gross internal area
1793 sq ft / 166.57 sq m
(Excluding Outside Storage)

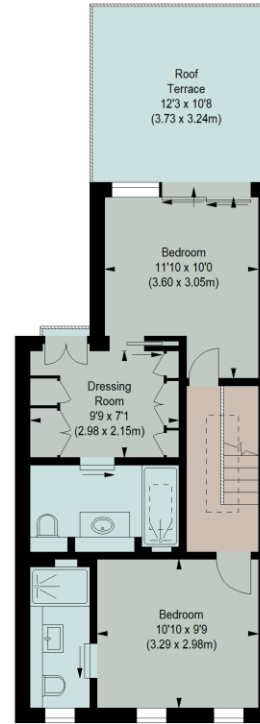
Outside Storage
27 sq ft / 2.51 sq m



GROUND FLOOR
(68.51 m²)



FIRST FLOOR
(55.22 m²)



SECOND FLOOR
(42.87 m²)

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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