



MOORE PARK ROAD, SW6 £1,850,000 FREEHOLD

Located in the sought after Moore Park Conservation Area this unique large double fronted residential property has a conservatory linking a studio space to the main house. The light filled 5 bedroom property includes a sunny open plan kitchen/ reception room on the first floor. On the second floor one of the large five double bedrooms is currently used as a further reception room. A much loved home for over 30 years with a great deal of potential.

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UNIQUE RESIDENTIAL PROPERTY

The property is in good condition and ready to move into, but offers potential to create additional space and to put your own stamp on the building. The spacious terraced property is approximately 2,600 sq ft, but offers the opportunity to create a mansard master-suite of approximately 600 sqft subject to planning.

The ground floor and basement of this magical home was the former nursery school to the boy wizard Harry Potter, and before that was flat and studio space for a 'Girls in Pearls' Country Life portrait photographer. This space is fully integrated into the 5 bedroom house, whilst retaining it's own separate light filled entrance to Moore Park Road.

This entrance hall links the plant filled conservatory to a large studio space used by the current owner as an additional reception room and dining room. This space would be ideal for a self-contained home office, or for podcasters, musicians, photographers, artists, sculptors, home cinema, gym, teenagers chill out space or an all year round children's play area and playroom. The basement area provides additional space and a kitchen.

Located in Fulham on the border of Chelsea between the Kings Road and the Fulham Road close to Fulham Broadway tube station and only two minutes walk from leafy Eel Brook Common and Parsons Green. Within walking distance of excellent state and private schools, shops and supermarkets, gyms, restaurants, cafes and wine bars, which all helps to create a relaxed work-life balance in the heart of London, and for easy access to the tube and bus network to the West End, Knightsbridge and the City.





MOOR PARK ROAD, SW6
Approximate gross internal area
2594 sq ft / 240.98 sq m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: n/a

Service Charge: n/a

Ground Rent: n/a

Council Tax Band: H

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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