

Wandsworth Bridge Road

London, SW6



An exceptional five bedroom “lion house” offering circa 3000ft² of living space within close proximity of Eel Brook Common.

The ground floor offers two phenomenal entertaining spaces, the double reception room which is located at the front of the house features wood flooring, high ceilings and a working gas fireplace.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



FREEHOLD



3,015 SQ FT



**ASKING PRICE
£2,500,000**



The property

There is a fabulous open plan eat-in kitchen which offers plenty of cupboard storage and is flooded with light from the skylight above and by the bi-folding doors that lead out to the generous garden to the rear of the property. There is a further guest WC located on this level. The property features a full basement currently set up with a gym, cinema room, utility room and shower room.

At first floor level, there is a large main bedroom that benefits from the south-westerly aspect, featuring floor-to-ceiling built in wardrobes and a generous en suite. To complete the first floor accommodation, there is further bedroom and bathroom.

An en suite bedroom is located on the second floor rear extension and a further two bedrooms, with built in storage, can be found on the second floor; along with a family bathroom, offering both a bath and separate shower.

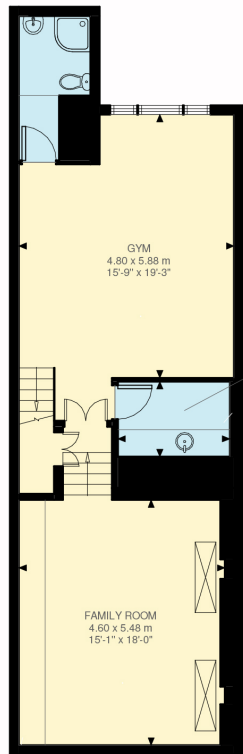
Location

The house is located towards the northern end of Wandsworth Bridge Road, close to Eel Brook common and within striking distance of Parsons Green. The nearest tube stations are Fulham Broadway (0.5 miles) and Parsons Green (0.7 miles). There are a number of bus routes within close proximity of the house.

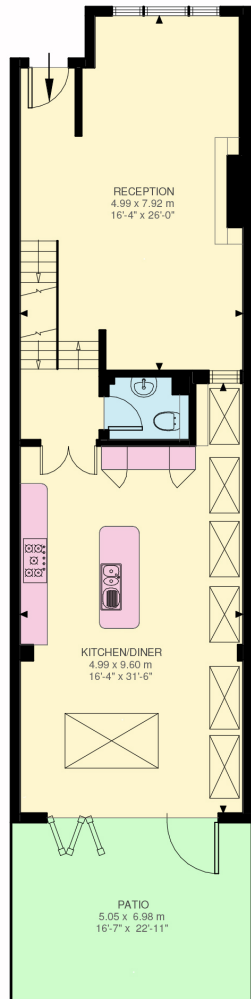
There is a plethora of independent shops, bars and restaurants on Wandsworth Bridge Road, the New King's Road and the surrounding area.



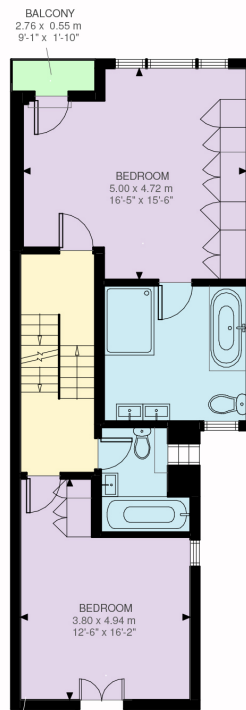




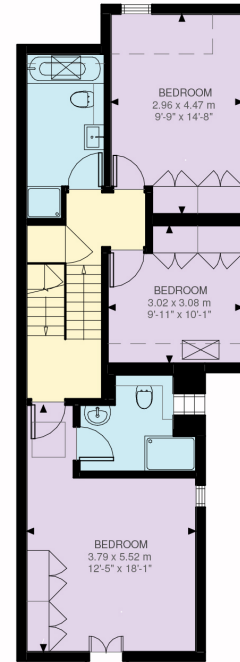
Lower Ground Floor
768 ft²



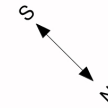
Ground Floor
938 ft²



First Floor
664 ft²



Second Floor
645 ft²



Floorplans
House internal area 3,015 sq ft (280.10 sq m)
For identification purposes only.

General
Tenure: Freehold
Local Authority: The London Borough of Hammersmith and Fulham
Council Tax: Band G
EPC Rating: TBC

Fulham
701 Fulham Road, London SW6 5UL
020 7731 7100
fulham@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2024. Particulars prepared December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

