



On one of the most exclusive roads in Fulham, these houses are particularly sought-after for their large terraces with panoramic views overlooking South Park. A rare find in the marketplace, this house is presented ready to be extended and refurbished into an incredible home.

The house has been extended into the loft and benefits from four double bedrooms, two bathrooms, an extended living room and a spacious eat-in kitchen leading to the conservatory.

With precedent on the street for extending on the upper floor while retaining the terrace and also for excavating and extending into the cellar a house of almost 3,000 sq ft in size is potential subject to the usual permissions. Only three doors away from South Park's entrance, this house offers opportunity and an incredible lifestyle next to the beauty and tranquility of the park as well as all of the events.

Settrington Road also benefits from the many amenities of Wandsworth Bridge Road, the green spaces of South Park and the close proximity of Parsons Green and Imperial Wharf stations.

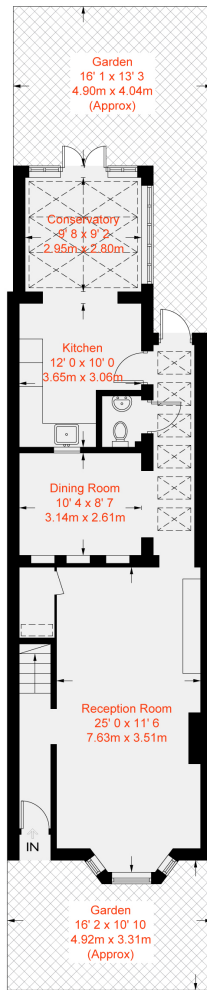








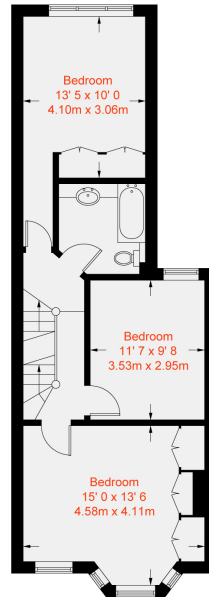




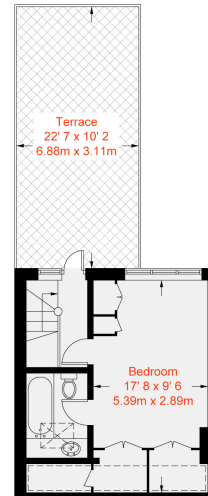
Ground Floor
792 sq ft / 73.6 sq m
(Excluding Reduced Headroom)

Approximate Gross Internal Area = 1678 sq ft / 156 sq m
(Including Reduced Headroom)
Reduced Headroom = 34 sq ft / 3.2 sq m
Total = 1644 sq ft / 152.8 sq m
(Excluding Reduced Headroom)

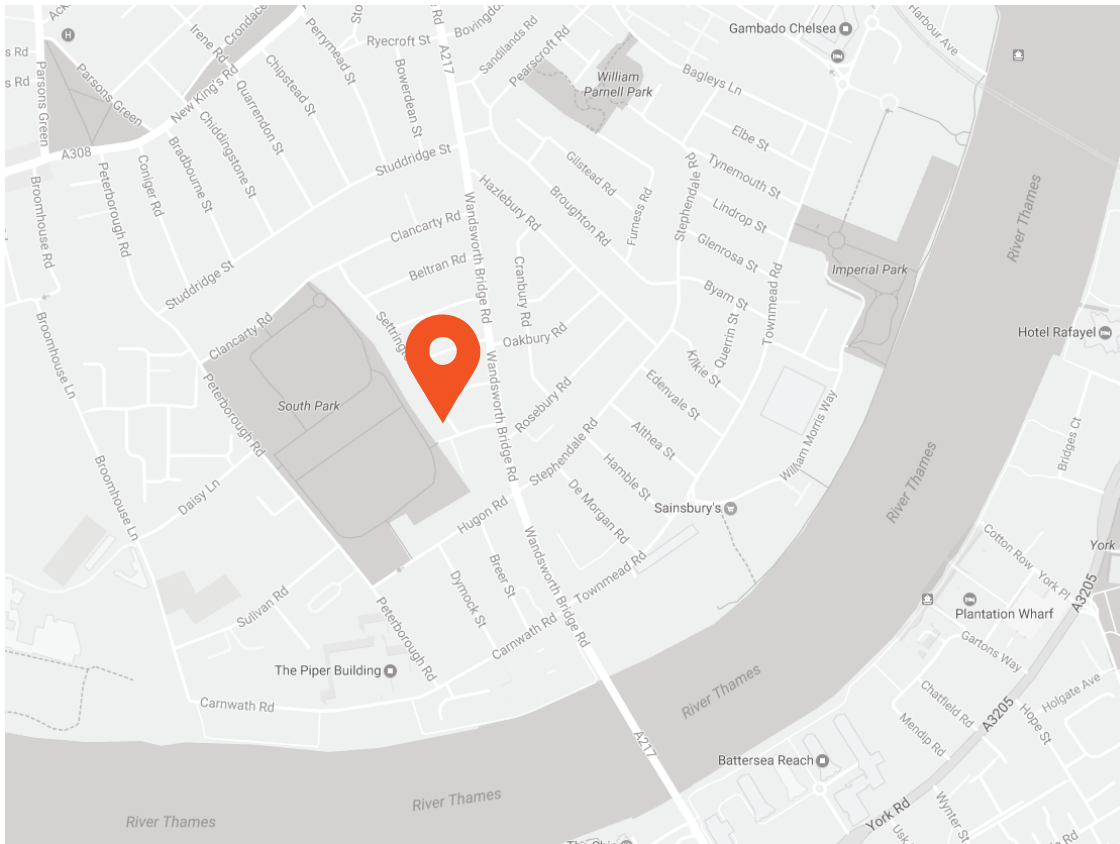
 = Reduced headroom below 1.5m / 5'0"



First Floor
607 sq ft / 56.4 sq m



Second Floor
245 sq ft / 22.8 sq m
(Excluding Reduced Headroom)



Transport Links

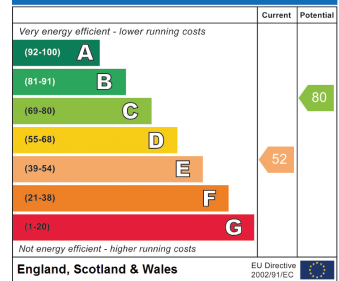
- Wandsworth Town (0.8 miles)
- Parsons Green (0.8 miles)
- Imperial Wharf (0.9 miles)

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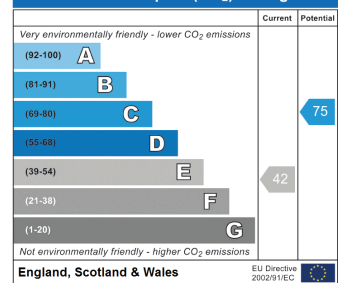
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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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