



Set within a private Mews Development, Phillips Mews is a hidden modern gem in the heart of Fulham. With floor to ceiling windows this house is an incredibly light and bright presence, with blinds to assure a balance of privacy and light.

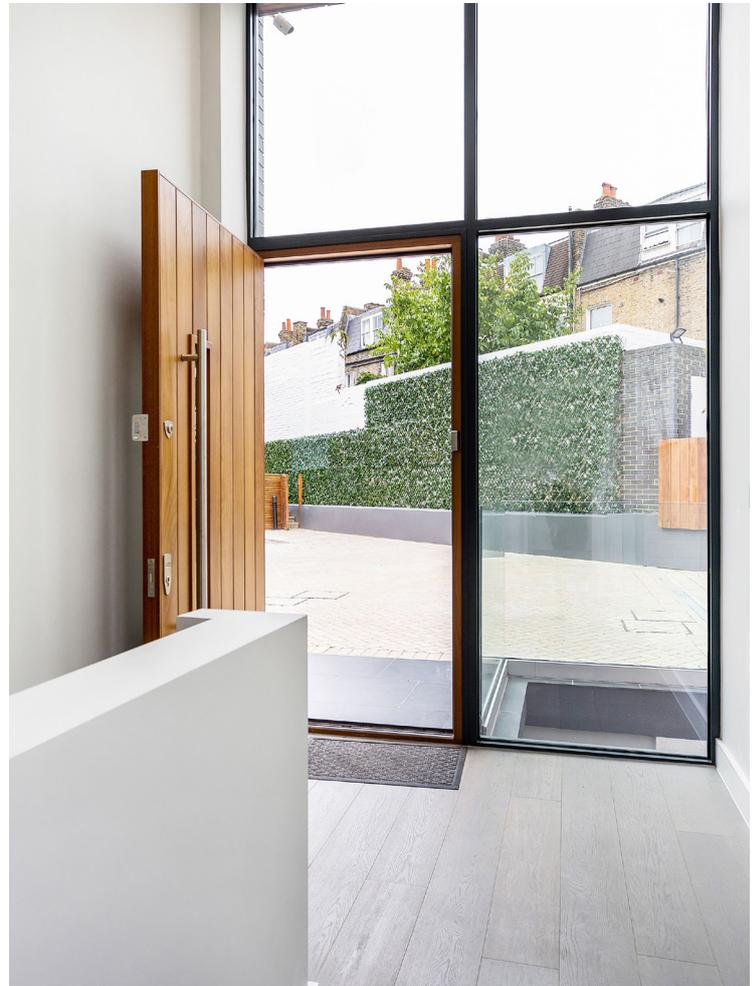
Throughout the houses have been finished to the highest standards and the modern structure has enabled huge rooms with vast ceiling heights making them far more spacious and imposing than their Victorian counterparts.

This house has an enormous 24.5 foot square open plan reception leading out to a light and sunny garden. The kitchen has a prestigious island and provides all the modern appliances one could ask for. On the same floor is a large guest WC.

On the sleeping floor, there are three double bedrooms, with two bathrooms. The master is naturally of a considerable size with its own en-suite and there is a utility room on the same floor. Each bedroom has access to a patio space.

Developed by a company known for prestige works in Prime Central London, these houses are a step above the usual new builds to be found in Fulham. Accessed by fob through the security gate, each property comes with its own private parking space and the properties are set off Filmer Road and invisible to the street - ideal for privacy and security.

Located on Filmer Road, All Saints and St Johns schools are both of good repute and very popular with local parents. The closest tubes are Parsons Green and Fulham Broadway stations on the District Line and Barons Court on the Piccadilly Line. Munster Villages' many cafes, restaurants and shops are just at the end of road. Very close to the stunning Fulham Palace and Bishops Park and all of the attractions and views along the riverside.





GENERAL SPECIFICATION

- Private Mews
- Secure Electric Gate entrance controlled by a Video Entry system to each house.
- Private Parking with outdoor pillar lights
- Engineered wide plank oak timber floor
- Underfloor heating in living spaces, bedrooms and bathrooms controlled by thermostats in each room
- Sedum blanket roof

LIGHTING

- Recessed LED staircase lights
- LED Coffered Ceiling lights to the Family Living Room (Townhouse 3 & 4 only)
- Feature pendant locations above Dining Table
- LED lighting to kitchen cabinets
- 5Amp Socket locations to provide switch controlled free issue lighting for table and floor lamps

KITCHENS

- Bespoke Stoneham Kitchens with Composite Carrara Worktop and Splashback
- Integrated Siemens Oven & Microwave Combi
- Siemens induction Hub with built-in extractor
- Integrated dishwasher
- Integrated full height fridge/freezer
- Stainless steel recessed sink
- Contemporary chrome lever tap

BEDROOMS

- Bespoke Neatsmith wardrobes with Bronze pull handle detail
- Lighting controlled by secondary switch to bedsides
- Wall-mounted Sockets, including Aerial Outlet to allow for TV Locations
- Full height doors onto private lightwells

BATHROOMS & ENSUITES

- Bespoke timber veneer vanity unit with integrated composite sink
- Large format white Carrara porcelain tiled floor and walls
- Polished chrome sanitaryware by Duravit & Crosswater
- Glass shower screens
- LED Bathroom mirrors with integrated shaver sockets
- Electric heated chrome towel radiator







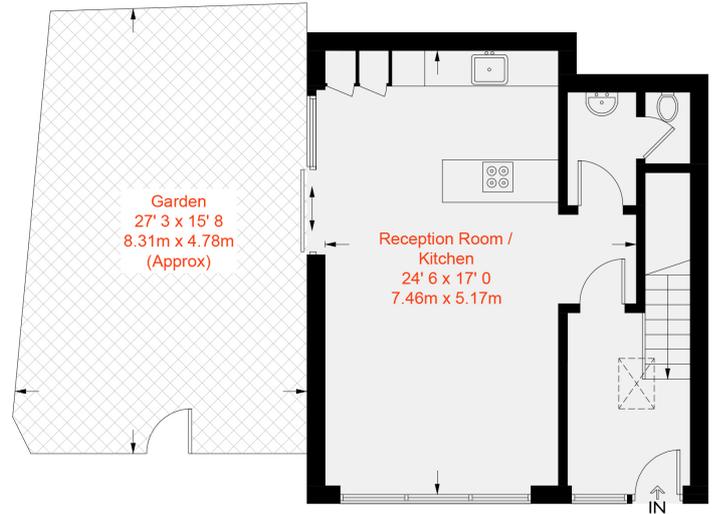
Approximate Gross Internal Area = 1156 sq ft / 107.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 1160 sq ft / 107.8 sq m



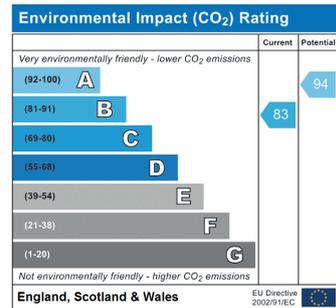
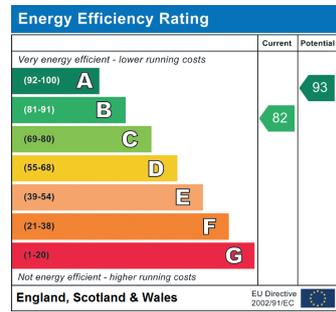
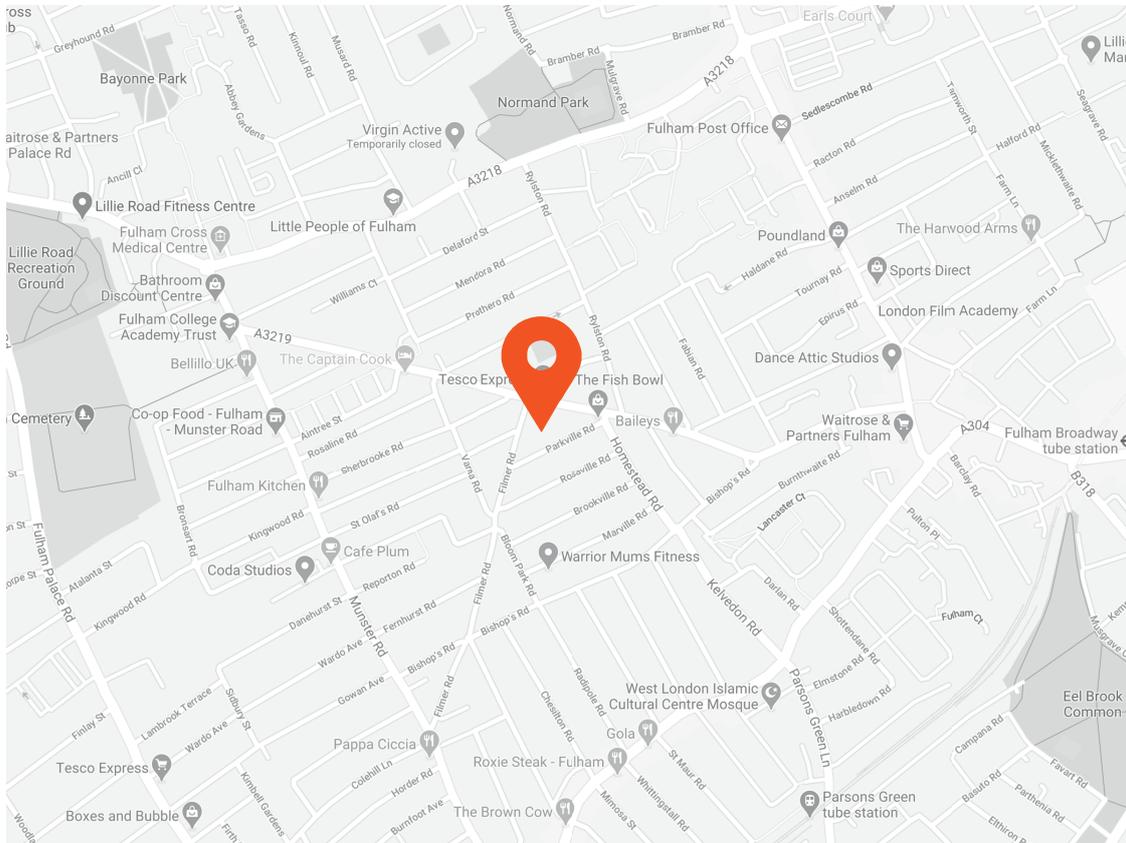
 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor
669 sq ft / 62.2 sq m
(Including Reduced Headroom)



Ground Floor
491 sq ft / 45.6 sq m



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.

aspire.co.uk

Transport Links

- Parsons Green (0.5 miles)
- Fulham Broadway (0.6 miles)
- West Kensington (0.9 miles)

Aspire Fulham South

+44 (0) 20 7736 6110
fulham@aspire.co.uk

Aspire Fulham Central

+44 (0) 20 7381 7381
c.fulham@aspire.co.uk

