



A beautifully presented 'Lion House' set on a desirable road in South Fulham. The property boasts wonderful living space and offers a wealth of beautiful features throughout.

The ground floor has been extended at the rear creating a spacious and bright eat-in kitchen. At the front of the house sits a homely double reception room. The basement of the house has been converted into a snug family room benefiting from both a utility area and separate cloakroom.

Upstairs, four good sized double bedrooms and two bathrooms (one en-suite) occupy the space. At the rear of the house, there is a south facing, patio garden extending over 21 ft.

The house is set close to the many local amenities of the Wandsworth Bridge Road and only a short walk from the fashionable Kings Road. Early viewing is highly recommended.

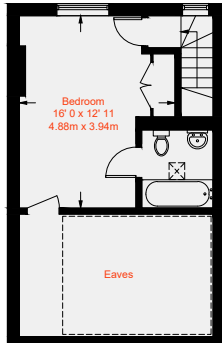




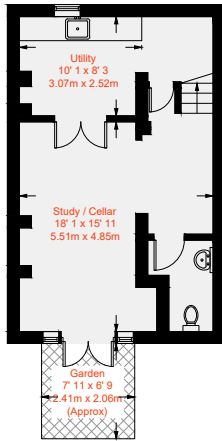




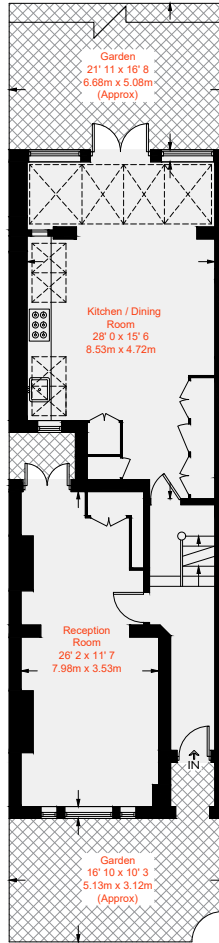




Second Floor
429 sq ft / 39.9 sq m



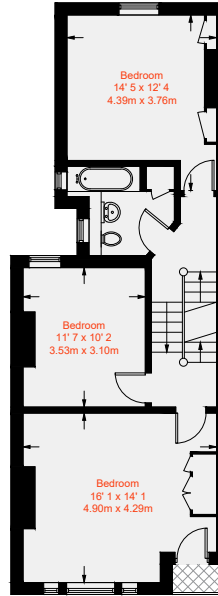
Lower Ground Floor
423 sq ft / 39.3 sq m



Ground Floor
803 sq ft / 74.6 sq m

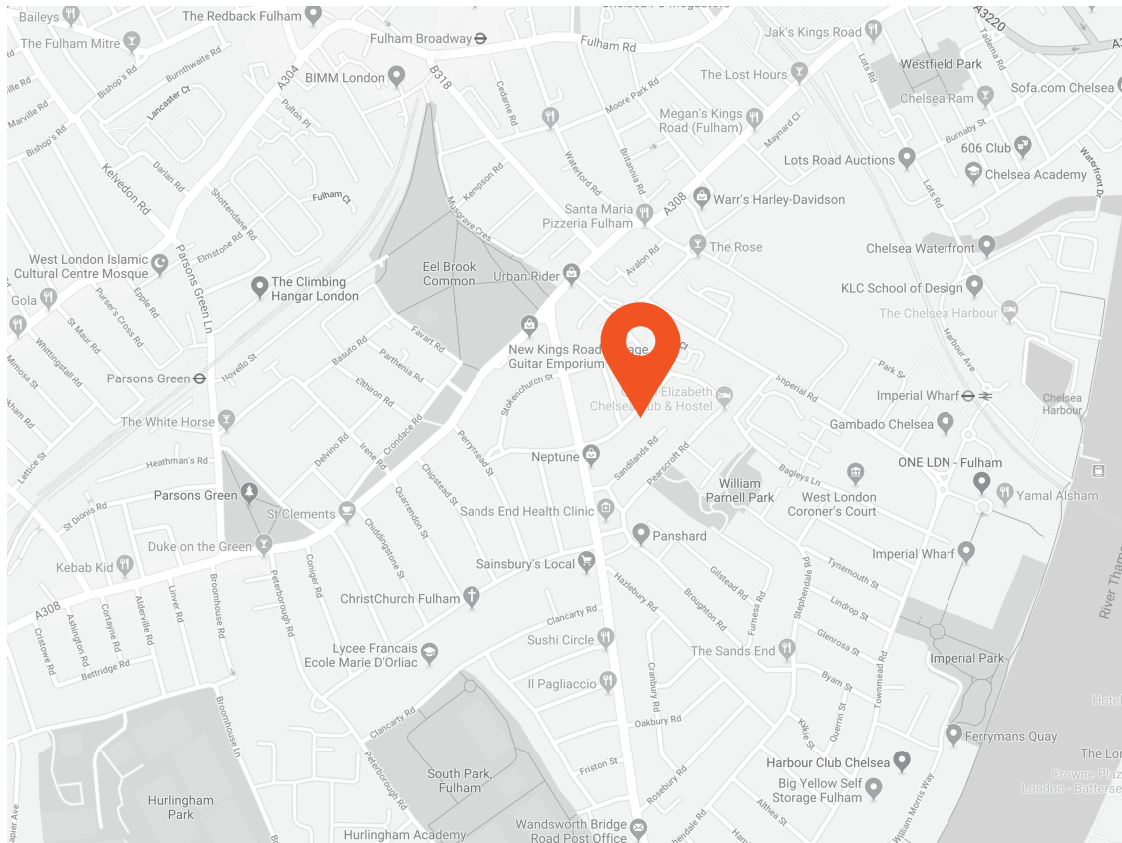
Approximate Gross Internal Area = 2194 sq ft / 203.8 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 121 sq ft / 11.3 sq m
Total = 2315 sq ft / 215.1 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor
660 sq ft / 61.3 sq m





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		



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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Transport Links

- Fulham Broadway (0.6 miles)
- Parsons Green (0.6 miles)
- Imperial Wharf (0.7 miles)

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