





MABLETHORPE ROAD, SW6

£1,300,000 FREEHOLD

An exciting opportunity to acquire a well-presented five-bedroom house spanning 1,635 sq. ft., arranged over three floors, with a private patio garden in the heart of Fulham on Mablethorpe Road, being sold with no onward chain.

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DESCRIPTION:

You enter the property into a spacious hallway with access to a guest cloakroom, leading through to a bright and airy double reception room. With impressive ceiling heights, a large bay window and the option to separate the space into two reception rooms through internal doors, this is a versatile space, perfect for both entertaining and relaxing.

The reception room flows through to the large, well-appointed kitchen, where a row of skylights floods the space with natural light. The modern kitchen offers ample storage and worktop space, alongside plenty of room for a dining area. Sliding doors open directly onto the private patio garden, creating a seamless blend of indoor and outdoor living.

The first floor comprises three good-sized double bedrooms. At the front of the property is the principal bedroom, which benefits from a large bay window, wall-to-wall built-in wardrobes and an en-suite shower room. The two further double bedrooms are both well-proportioned and feature built-in wardrobes, with access to a separate WC and bathroom fitted with a bath and washbasin.

On the second floor are two further double bedrooms, both with built-in storage and served by a separate shower room. The larger of the two bedrooms also benefits from access to eaves storage, while the landing provides additional storage space, completing this spacious and well-arranged family home.

Mablethorpe Road is a sought-after residential street in Fulham, ideally located within walking distance of Fulham Broadway and Parsons Green, where an excellent array of shops, cafés, restaurants, and amenities can be found. The green open spaces of Eel Brook Common and Parsons Green are nearby, along with the River Thames, providing a welcome retreat from city life. The property is exceptionally well connected by transport, with Parsons Green Underground Station (District Line) providing convenient access across London, and a number of bus routes.















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Approximate gross internal area with eaves

1635 sq ft / 151.89 sq m

(Including Eaves Storage)

Eaves Storage

32 sq ft / 2.95 sq m



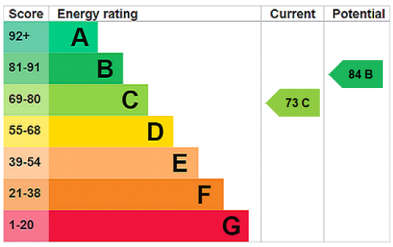
GROUND FLOOR (63.62m²)

FIRST FLOOR (54.15 m²)

SECOND FLOOR (3.90 m²)

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.



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

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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