





SETTRINGTON ROAD, SW6

OFFERS IEO £2,600,000 FREEHOLD

A rare opportunity to acquire a beautifully presented five-bedroom house arranged over four floors of a charming Edwardian property, spanning approximately 2,723 sq. ft. and benefiting from a private south-west-facing garden, a balcony and a roof terrace, while occupying a desirable position on the street with superb views across South Park.

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Winkworth

for every step...





DESCRIPTION:

The property is entered via a solid Accoya front door into a spacious hallway, which leads through to an impressive double reception room. Flooded with natural light from a large bay window, the room features bespoke shelving and an attractive marble fireplace, creating a wonderful space for both relaxing and entertaining. The property further benefits from elegant cornicing throughout, full double glazing, energy-efficient LED lighting, Lutron lighting controls.

To the rear of the house is an outstanding open-plan kitchen and dining room. The bespoke Neptune kitchen is centred around a large island, creating the perfect space for family life and entertaining. The kitchen is also exceptionally well-equipped with two dishwashers, while a generous skylight runs the length of the ceiling and bi-fold doors open directly onto the 18ft private garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. The kitchen and all the bathrooms are fitted with underfloor heating.

The lower ground floor provides excellent additional living space and comprises a large snug, a formal dining room, and a spacious study/fifth bedroom, all benefiting from lightwells at either end of the floor, allowing an abundance of natural light to fill the space. This level also includes a separate utility room with two washing machines, a large secure vault, wine store, a Megaflo water system, a family bathroom and impressive ceiling heights of approximately 2.88m.

The first floor offers three well-proportioned double bedrooms and a large family bathroom featuring bespoke Goodwood vanity units and luxurious Barber Wilsons taps and shower controls which are fitted throughout the bathrooms in the house. The family bathroom is also home to the gas-fired boiler that serves the whole house. The two front bedrooms benefit from built-in wardrobes, while the rear bedroom enjoys access to a balcony overlooking the garden and expansive South Park.

Occupying the entire top floor is the impressive principal suite, featuring extensive built-in storage and a walk-in dressing room. There is a stylish en-suite bathroom, separate shower room and beautiful Accoya French doors. The dressing room leads directly onto a generous roof terrace, offering leafy views across South Park and providing the perfect place to unwind. The top floor also offers excellent flexibility and could easily be reconfigured to create three bedrooms, increasing the property to a seven-bedroom home. In addition, the existing store room could be converted into an eighth bedroom/ study by incorporating a window, offering further potential for growing families or those seeking additional accommodation.

Extended to the maximum, this house is considered the largest on Settrington Road. It benefits from full double glazing and new sash windows throughout. There is ample residents' parking options available.

Settrington Road is a popular and sought-after tree-lined street running alongside South Park, with its green open spaces, tennis courts, cafe, and children's playground. It is conveniently located for both Wandsworth Bridge Road and New Kings Road, which offer an excellent selection of cafés, restaurants, boutiques and everyday amenities. There are numerous transport links nearby, including regular bus services, while Parsons Green Underground Station (0.8 miles), Fulham Broadway Underground Station (0.8 miles) and Imperial Wharf Overground Station (0.8 miles) are all within easy reach. Please note these distances are approximate. The area is also renowned for its outstanding choice of schools, including Pippa Pop-ins, Thomas's Fulham, Marie d'Orliac, L'École des Petits, Le Petit École Bilingue and Lady Margaret School.





























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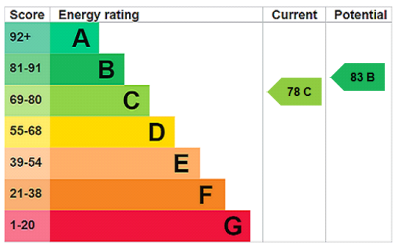
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Approximate gross internal area
2732 sq ft / 253.80 sq m
(Including Store)
Store
71 sq ft / 6.60 sq m



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

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

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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