



**EPPLE ROAD, SW6**  
**£1,450,000 FREEHOLD**

**A fantastic opportunity to acquire this three bedroom mid-terrace family home with a private garden and potential to extend into the side return and loft space (STTP) on Epple Road.**

**Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)**

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## DESCRIPTION:

Upon entering the house, you are greeted by a welcoming hallway that leads through to a generous double reception room, benefitting from original cornicing and excellent natural light from the charming bay window at the front. This elegant space, with its high ceilings, offers a wonderful setting for both entertaining and everyday family living.

To the rear of the property lies the kitchen with space for dining, seamlessly leading to a private garden, providing the ideal layout for al fresco dining and indoor-outdoor living. There are steps leading down from the kitchen to the guest cloakroom and utility space with further storage.

Upstairs, the first floor is arranged to provide three well-sized bedrooms. The principal bedroom, located at the front of the house, offers excellent proportions with built-in wardrobes. A further two double bedrooms on this floor provide ample space for family or guests and benefit from built-in wardrobes. A family bathroom is conveniently positioned to serve all rooms.

The house is being sold with no onward chain.

Eppele Road is a highly sought-after residential street located just south of Fulham Road. The property is ideally situated moments from the excellent array of local boutiques, cafés, and restaurants on both Fulham Road and New King's Road. Parsons Green Underground station (District Line) is approximately a five-minute walk away, with the open green spaces of Parsons Green also close at hand.







Some furniture in the images used are CGI.



EPPLER ROAD, SW6  
Approximate gross internal area  
1135 sq ft / 105.44 sq m

Key :  
CH - Ceiling Height



**GROUND FLOOR**  
(8.29 m²)

**FIRST FLOOR**  
(48.01 m²)

**SECOND FLOOR**  
(47.41 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** N/A

**Service Charge:** N/A

**Ground Rent:** N/A

**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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