



CLONMEL ROAD, SW6

**£1,750,000 FREEHOLD**

A rare and exciting opportunity to acquire this four-bedroom family home on Clonmel Road, offering spacious and versatile accommodation arranged over four floors with a private garden, two balconies and large roof terrace, spanning approximately 1,822 sq. ft. The property combines well-balanced living and entertaining spaces with excellent bedroom proportions and has potential to extend (STPP). The property would benefit from modernisation throughout.

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## DESCRIPTION:

The ground floor features a generous double reception room with high ceilings and a large bay window to the front, creating a bright and inviting living area with ample space. To the rear, a spacious kitchen and dining room opens directly onto the private garden, providing an excellent indoor-outdoor flow. There is access down to the large cellar space from the sitting room.

On the first floor, there are three good-sized bedrooms, the two larger bedrooms have built in wardrobes. The smaller of the bedrooms is currently used as an office but offers flexibility for a single bedroom. All bedrooms are complemented by a family bathroom, with a shower and bath.

The second floor hosts a superb additional bedroom with its own en suite bathroom and built in storage. The room also has access to two private balconies and stairs up to a roof terrace.

The house would benefit from modernisation throughout and is being sold with no onward chain.

Clonmel Road is a sought-after residential street in the heart of Fulham, ideally positioned close to the local shops, cafes, and restaurants of Fulham Road and North End Road. The property is also within easy reach of Parsons Green and Fulham Broadway Underground stations, providing excellent transport links into central London. Residents also benefit from the nearby green open spaces of Eel Brook Common and Parsons Green, both offering a peaceful retreat from city life and ideal spots for leisure, recreation, and family activities.









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Approximate gross internal area  
1822 sq ft / 169.26 sq m

Key :  
CH - Ceiling Height



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		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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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