



DOLBY ROAD, SW6
£1,500,000 FREEHOLD

A rare and exciting opportunity to acquire this charming five-bedroom, mid-terrace, family home on Dolby Road.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

Spanning 1,455 sq. ft the property is arranged over four floors and includes a beautifully maintained rear garden, a spacious reception space, and a cellar.

You enter the property through a generous hallway leading through to a spacious and light-filled double reception room with a large bay window, high ceilings and original features, including period cornicing. To the rear of the ground floor, you will find a well-proportioned kitchen overlooking the garden. French doors lead directly onto a lovely rear garden. There is potential to extend into the side return subject to planning. There is also a useful cellar space leading off this floor which is where the utility space is located.

The first floor features a spacious principal bedroom at the front of the house, complete with an en-suite bathroom and built-in wardrobes. At the rear, there is a well-proportioned second double bedroom and a large family bathroom with a full-sized bath.

On the second floor, there are three additional double bedrooms and a third bathroom complete with a shower.

Dolby Road is a peaceful residential street located in the heart of Fulham, within easy reach of the shops, cafés and amenities of Fulham Road and New Kings Road. Excellent transport links are nearby, with Parsons Green and Fulham Broadway stations both within walking distance, as well as a very short stroll to Hurlingham and Bishops Park.







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		89 B
69-80	C	76 C	
55-68	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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