



NOVELLO STREET, SW6
£2,150,000 FREEHOLD

Situated at the favoured Eel Brook end of arguably the prettiest road in Parsons Green, this inspired, extremely well proportioned five bedroom family home has a wonderful sense of space and light throughout.

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DESCRIPTION:

Additionally, it is one of only six extremely rarely available double fronted houses on Novello Street that come up for sale on average once a decade.

Located on this no-through road that links the two open spaces of Parsons Green and Eel Brook common, Novello Street benefits from very low levels of traffic and is instead a firm favourite of dog walkers and families. Directly south facing, the house comprises a bright double reception with an adjoining conservatory with access through to the well-stocked patio garden. On the other side of the central hallway, the front to back kitchen features a good range of units and a large island in the middle. There is also a useful downstairs cloakroom.

The first floor features a master bedroom with a large ensuite bathroom, plus a further two good size double bedrooms and family bathroom around a spacious split level landing bathed in light. On the third floor, two further good size bedrooms - both with eaves storage - are further complimented by a dedicated bathroom. The house also benefits from existing planning permission for a basement which could see it expanded to nearly 2,500 sq feet.

Novello Street is an iconic location used by photographers and film crews alike and is further sought after due to the easy walk through to Fulham Broadway and the catchment of Holy Cross school which occupies part of the south side of the street. Both Parsons Green and Fulham Broadway underground stations are very close by, and the many bars, cafes and restaurants of Parsons Green and New Kings Rd are within a five minute walk.

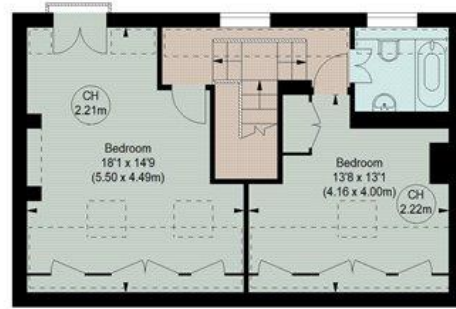
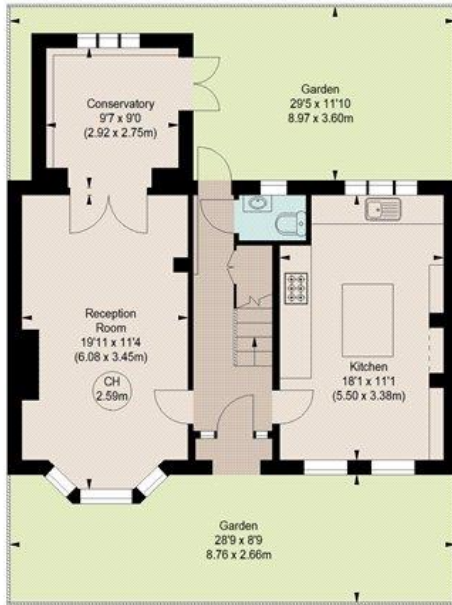




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Approximate gross internal area
1733 sq ft / 161.01 sq m



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		78 C
55-68	D	62 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:

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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