



SHOTTENDANE ROAD, SW6
£1,750,000 FREEHOLD

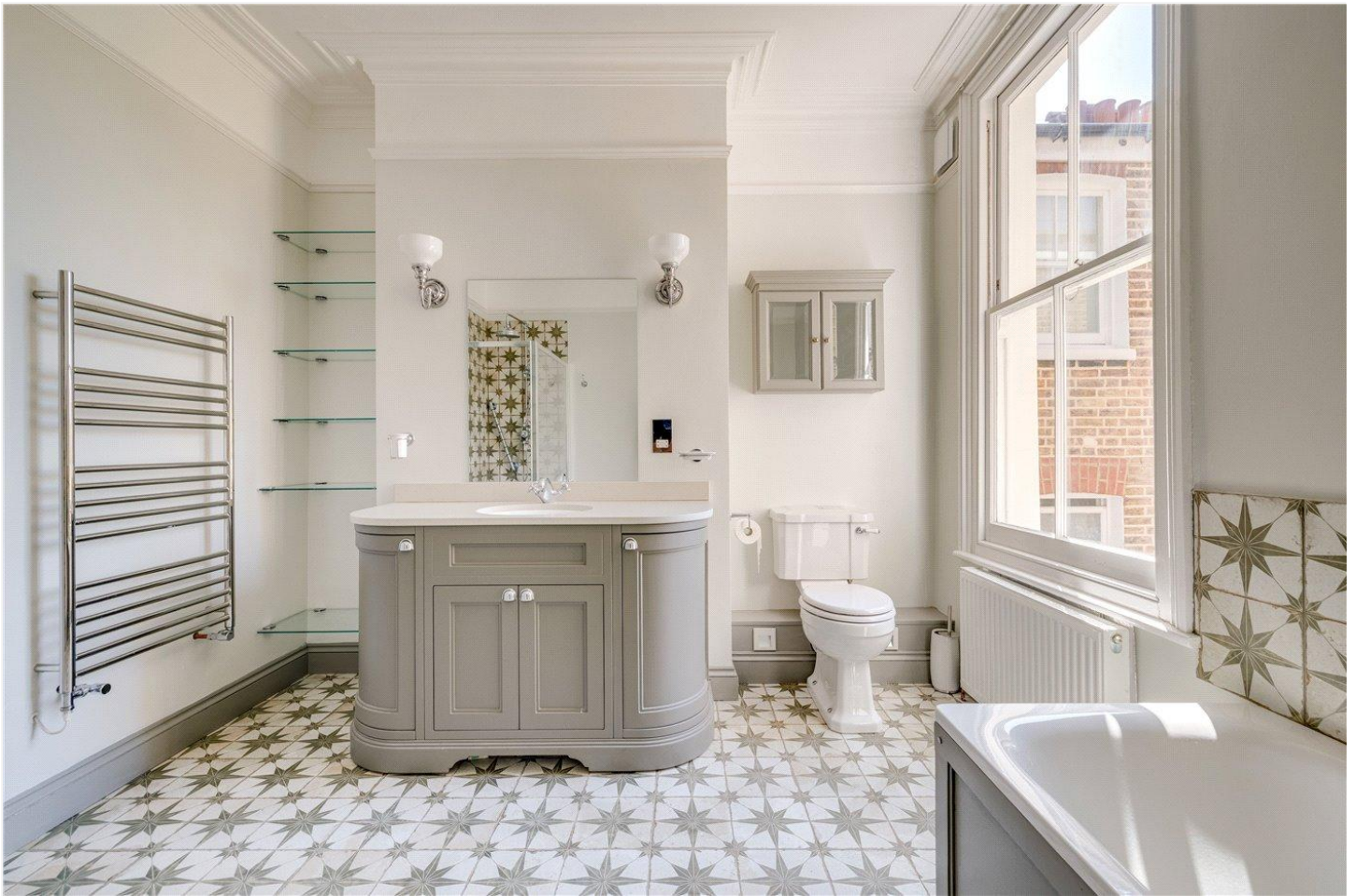
An exciting and rare opportunity to acquire an unmodernised four bedroom house spanning 2005 sq. ft. spread over four floors, with a cellar and large 31ft west facing garden with potential to extend (STPP).

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

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DESCRIPTION:

You enter the property into a spacious hallway, which leads through to an impressive double reception room that can be separated by bi-folding doors. A large bay window floods the space with natural light, creating a bright and airy atmosphere. To the rear is a generous kitchen, with French doors opening directly onto a substantial 31ft garden, creating a seamless connection between indoor and outdoor living. A convenient cloakroom completes the ground floor.

The first floor is home to the principal bedroom, featuring built-in wardrobes, a large bay window, a Juliet balcony and a modern en-suite shower room. To the rear is a further good-sized double bedroom with built-in storage, while a spacious family bathroom serves this floor.

The second floor offers two further good-sized double bedrooms. The larger bedroom benefits from excellent storage, including built-in wardrobes, as well as access to a small kitchen and an en-suite bathroom. The remaining bedroom is served by a separate family-style shower room.

Shottendane Road is a popular road located to the south of Fulham Road and is within a stone's throw to the incredible selection of local independent shops, bars and restaurants found on both Fulham Road and New Kings Road, Parsons Green Station is approximately a five minutes' walk away, along with the open spaces of Parsons Green.





SHOTTENDANE ROAD, SW6

Approximate gross internal area
2005 sq ft / 186.26 sq m
(Excluding Cellar)
Cellar
424 sq ft / 39.39 sq m



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		79 C
55-68	D	60 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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