



FABIAN ROAD, SW6
£1,695,000 FREEHOLD

A rare opportunity to acquire this beautifully presented, much-loved, substantial four bedroom mid-terrace family home on Fabian Road, offering over 2,100 sq. ft. of well-arranged accommodation across four floors with a South West facing garden.

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

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DESCRIPTION:

Upon entering the house, you are welcomed by a wide hallway which leads into a generous double reception room with high ceilings and excellent natural light from the bay window to the front. To the rear of the house lies a superb open-plan dining room and kitchen fitted with a Lacanche cooker, with direct access to the Bert and May tiled private garden through French doors. This level also features a guest cloakroom and useful storage. Stairs lead down to the utility space which also provides further storage.

The first floor is arranged with two well proportioned bedrooms. The principle suite has an excellent built in wardrobes and leads through to a spacious bathroom with double vanity unit, shower and roll top bath. The second bedroom on this floor is a good-sized double and also has built-in wardrobes. There is a family bathroom which serves this bedroom here.

The second floor has another good-sized double bedroom with an ensuite shower room and there are then stairs that lead you up to the spacious loft bedroom with a further ensuite. This floor also benefits from extensive eaves storage.

The house has been thoughtfully decorated throughout and is in immaculate, “turn-key” condition. It is being offered to the market with no onward chain.

Fabian Road is exceptionally quiet being a non-cut through road. It is situated within the heart of Fulham and is a short walk from Fulham Broadway and Parsons Green. There are several of local bus links connecting the property to central London as well as the district tube station at Fulham Broadway and Parsons Green plus West Brompton and Earls Court being a short walk away. An array of local restaurants and shops are found on Fulham Road and North End Road with the conveniences of Fulham Broadway including Whole Foods, Waitrose





FABIAN ROAD, SW6
Approximate gross internal area
2089 sq ft / 194.07 sq m
(INCLUDING EAVES STORAGE)
EAVES STORAGE
104 sq ft / 9.66 sq m



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		84 B
69-80	C		
55-68	D	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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