



SULIVAN ROAD, SW6

£2,395,000 FREEHOLD

A rare and exciting opportunity to purchase this exceptional, architecturally designed, fully extended, four-bedroom, mid-terrace family home on Sullivan Road, spanning approximately 2,299 sq. ft with versatile living space across four floors and a substantial rear garden.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

You enter the house through the generous entrance hall which leads to the open-plan kitchen, reception, and dining area. This space is flooded with natural light and offers a seamless flow to the generous garden. The kitchen features a central island and ample storage, creating a perfect environment for family living or entertaining.

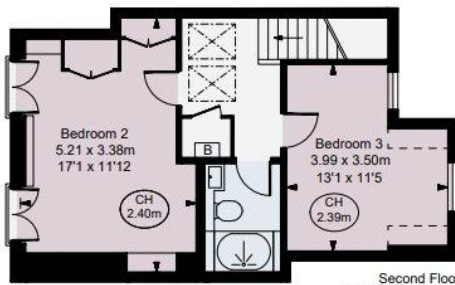
The lower ground floor offers a spacious playroom/cinema room with access to a lightwell/patio, a utility room, a study, and a fourth bedroom with en-suite facilities, providing excellent space for a home office or guest accommodation.

On the first floor, the principal suite impresses with a spacious bedroom, a dressing room, and a steam room/en-suite bathroom. The second floor comprises two further good-sized bedrooms, with built-in storage. Completing this floor is a family bathroom with a bath and shower.

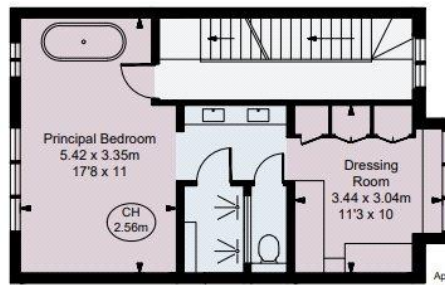
Sullivan Road is situated within the heart of Fulham and is a short walk from the nearby Hurlingham Club as well as being a stone's throw away from South Park and Hurlingham Park. The property is within walking distance of both Parsons Green and Wandsworth Town stations and there are numerous local amenities found across Wandsworth





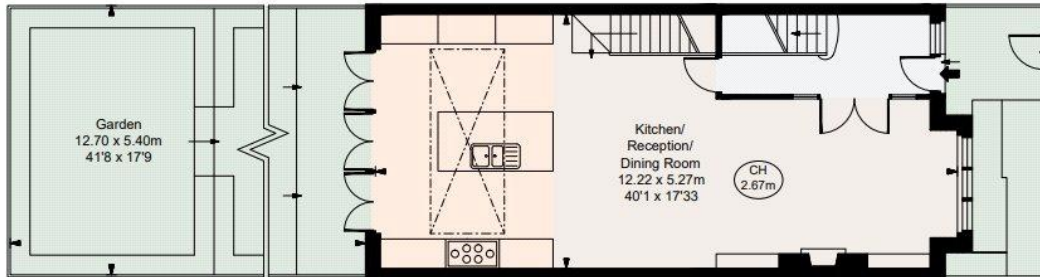


Second Floor
Approximate Gross Internal Area
43.75 sq m / 471 sq ft

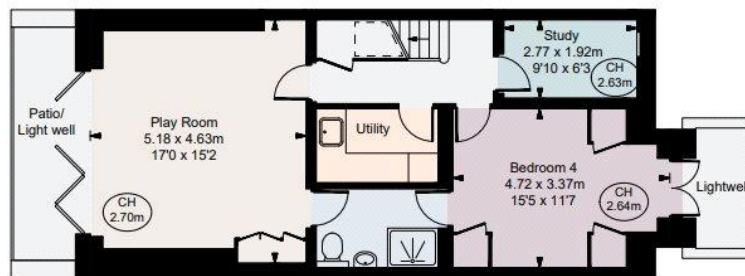


First Floor
Approximate Gross Internal Area
45.24 sq m / 487 sq ft

Sullivan Road, SW6
Approximate Gross Internal Area
213.58 sq m / 2,299 sq ft
(Including restricted height
under 1.5m $\square$ $\square$ $\square$ $\square$ $\square$)
(CH = Ceiling Heights)



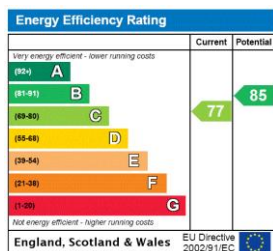
Ground Floor
Approximate Gross Internal Area
65.21 sq m / 702 sq ft



Lower Ground Floor
Approximate Gross Internal Area
59.37 sq m / 639 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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.



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.

Winkworth

for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.