



BELTRAN ROAD, SW6
£1,500,000 FREEHOLD

A fantastic opportunity to acquire this three bedroom mid-terrace family home with a South facing garden and potential to extend (STTP) on Beltran Road.

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

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DESCRIPTION:

Upon entering the house, you are greeted by a welcoming hallway with original Victorian multi-coloured tessellated floor underneath the carpet, the hallway leads through to a generous double reception room, featuring excellent natural light from the charming bay window at the front. This elegant space, with its high ceilings, offers a wonderful setting for both entertaining and everyday family living.

To the rear of the property lies a superb dining room, seamlessly connected to a well-proportioned kitchen. French doors open directly onto a private south facing garden, providing the ideal layout for al fresco dining and indoor-outdoor living.

Upstairs, the first floor is arranged to provide three well-sized bedrooms. The principal bedroom, located at the front of the house, enjoys the same bay window as the reception below and offers excellent proportions with built in wardrobes. A further two double bedrooms, one with built-in wardrobes, on this floor provide ample space for family or guests. A family bathroom is conveniently positioned to serve all rooms. There is potential to extend into the loft and side return subject to planning consent. The house is being sold with no onward chain.

Beltran Road is a quiet residential street in the heart of Fulham, ideally situated within walking distance of Fulham Broadway and Parsons Green, both of which offer excellent transport links via the District Line. West Brompton and Earls Court are also easily accessible. An excellent array of local shops, restaurants, and cafés can be found on Fulham Road and North End Road, while the amenities of Fulham Broadway – including Waitrose and a cinema – are just moments away.





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Approximate gross internal area
1158 sq ft / 107.58 sq m



GROUND FLOOR

(56.01 m²)



FIRST FLOOR

(51.53 m²)

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		70 C
55-68	D		
39-54	E	46 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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