

BASUTO ROAD, SW6
£2,000,000 FREEHOLD

A rare opportunity to acquire this, substantial four-bedroom unmodernised family home in the heart of Parsons Green, offering approximately 2066 sq. ft of well-arranged accommodation across four floors and a 15 ft. private garden with a garage, and a cellar with potential to extend into the loft and the basement (STPP). This much-loved home has been in the same family since 1947.

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DESCRIPTION:

Upon entering the house, you are welcomed by a wider than usual hallway which leads into a generous reception room with high ceilings and excellent natural light from the bay window to the front. To the rear lies a large open-plan kitchen and dining room, with direct access to the private garden and garage. This level also features a guest cloakroom and utility room. There are also stairs leading down to a lower ground floor, comprising of a cellar.

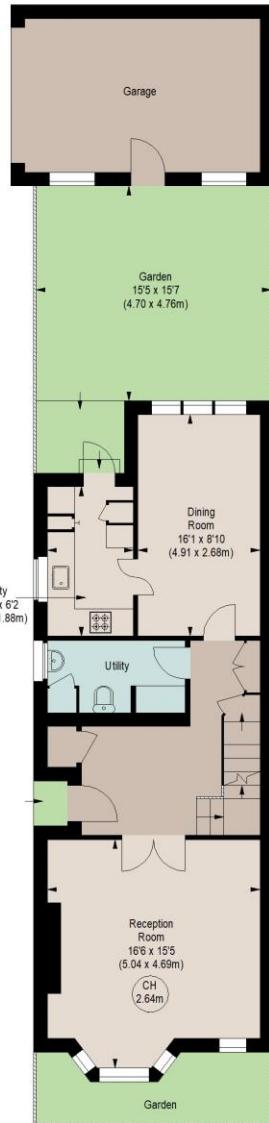
On the first floor there are three large double bedrooms. Two of the bedrooms are fitted with built-in wardrobes and the other houses a sink. There is a family style bathroom to serve this floor.

The top floor of the house has another double bedroom with access to ample additional storage in the eaves.

Basuto Road is a highly sought-after residential street ideally positioned in the heart of Parsons Green, just moments from the shops, cafés, bars, and restaurants of Fulham Road. The area offers a vibrant village atmosphere while being only a short distance from the open green spaces of Parsons Green and Eel Brook Common, providing an ideal balance of city living and tranquillity. Excellent transport links are close by, with Parsons Green Underground Station (District Line) approximately a five-minute walk away, offering easy access to the West End and the City.







LOWER GROUND FLOOR
(32.43 m²)

GROUND FLOOR
(61.56 m²)

FIRST FLOOR
(62.77 m²)

SECOND FLOOR
(35.18 m²)

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Approximate gross internal area

2066 sq ft / 191.93 sq m

(Including Eaves Storage & Cellar Storage)

Eaves Storage

204 sq ft / 18.95 sq m

Cellar Storage

230 sq ft / 21.37 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 your own investigation.

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		86 B
81-91	B		
69-80	C		
55-68	D	55 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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