



INGLETHORPE STREET, SW6

£2,100,000 FREEHOLD

An exciting and rare opportunity to acquire a beautifully presented five-bedroom family home, spanning approximately 2,430 sq. ft. across three floors, with a southeast-facing garden, separate studio and additional garden storage on Inglethorpe Road.

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

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DESCRIPTION:

You enter the property through the front garden into a spacious and welcoming hallway, offering plenty of storage and a convenient guest cloakroom. To the front is an impressive double reception room, flooded with natural light from the large bay window and providing generous space for both relaxing and entertaining. Steps lead into the stylish and contemporary kitchen, creating a wonderful sense of flow between the living spaces. The kitchen is well equipped with ample storage and worktop space, a central island and plenty of room for a dining area. A separate utility room just off the kitchen provides additional practicality.

Bi-folding doors open directly onto the southeast-facing garden, creating a seamless blend of indoor and outdoor living and making the space particularly well suited to entertaining during the warmer months. The well-maintained garden is arranged with a combination of patio and artificial lawn, while at the rear is a versatile studio space alongside useful additional storage.



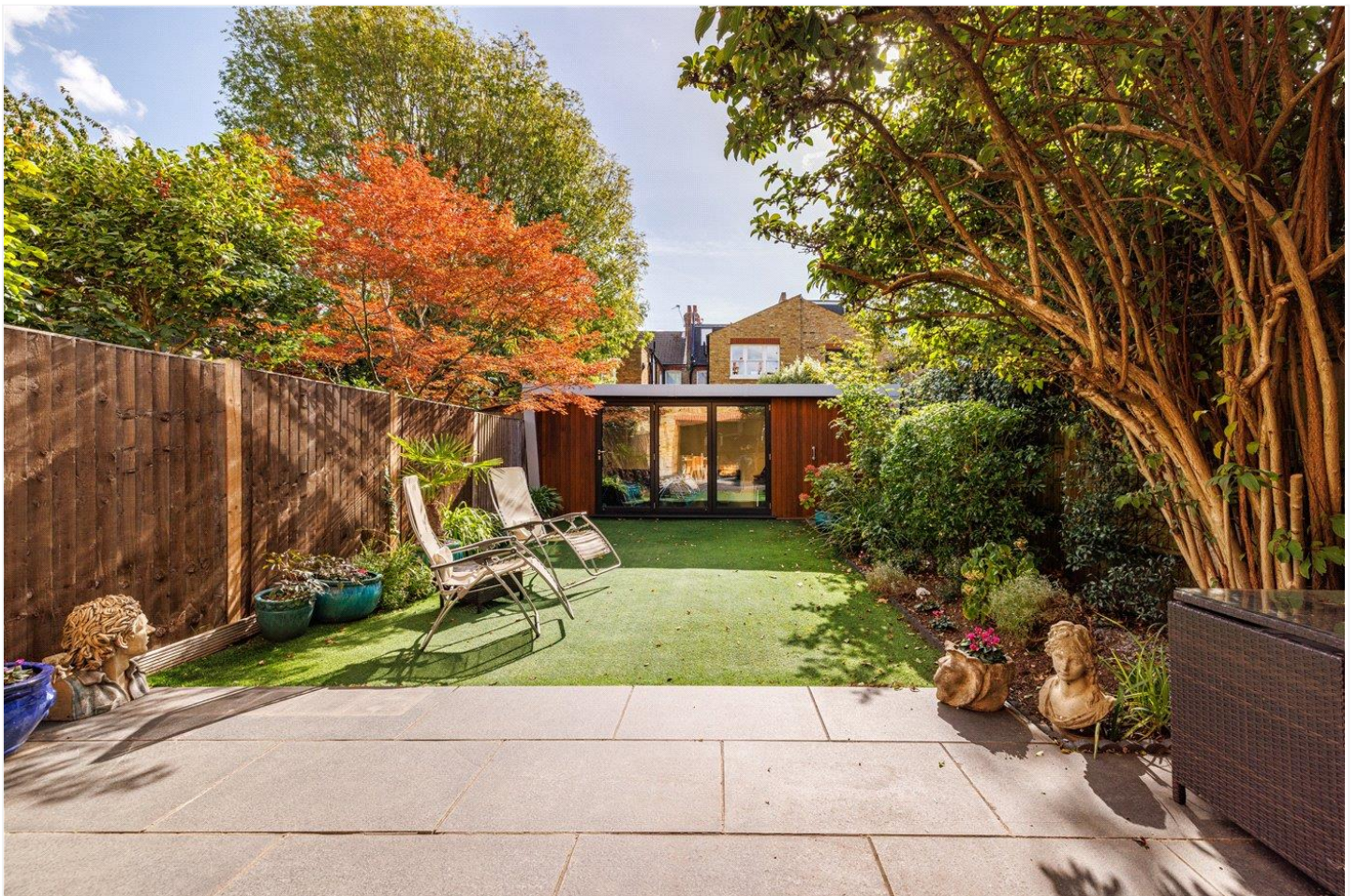


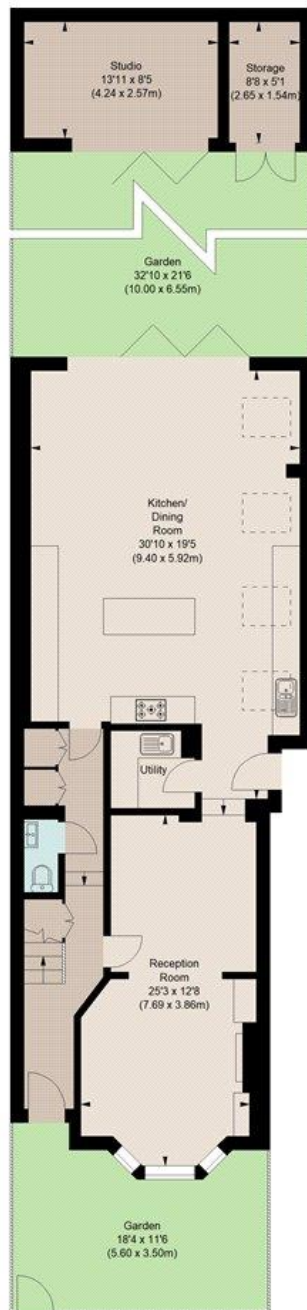
The first floor is home to three good-sized double bedrooms, all of which benefit from built-in wardrobes and excellent proportions. The two bedrooms towards the front of the house are served by a generous family-style bathroom, while the rear bedroom benefits from its own en-suite shower room.

On the second floor are two further good-sized bedrooms. The larger bedroom features built-in wardrobes and a private en-suite bathroom with a shower, while the second bedroom also benefits from its own en-suite shower room.

Inglethorpe Street is located in the heart of the Alphabet Streets and is moments from the river and the green expanses of the park. There are several bus routes and Putney Bridge and Parson's Green tube stations which connects the property to central London.







GROUND FLOOR

INGLETHORPE STREET, SW6

Approximate gross internal area

2430 sq ft / 225.73 sq m
(Including Outbuilding)

Outbuilding
166 sq ft / 15.46 sq m

Key :
CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR

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	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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