



SETTRINGTON ROAD, SW6 £2,250,000 FREEHOLD

A beautifully presented four bedroom Victorian family house which occupies an enviable position on the street with superb views over South Park.

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

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Arranged over three floors and extending to just over 1,650 square feet, the house has been thoughtfully designed to create generous living spaces, comfortable bedrooms, and inviting outdoor areas, making it a perfect choice for both entertaining and family life.

The ground floor opens with a welcoming hallway leading into a bright and elegant reception room at the front of the house. The bay window and high ceilings flood the space with natural light, while a marble fireplace adds a touch of period charm. Towards the rear, the house flows into a second reception area and a striking kitchen and dining space that serves as the heart of the home. Contemporary cabinetry, a large range cooker, and polished finishes create a sleek, practical environment for family living. Bi-folding doors open directly onto a smartly landscaped south-facing garden, seamlessly blending indoor and outdoor living.

On the first floor there are three well-proportioned bedrooms, including a generous bedroom with a bay window overlooking the quiet residential street. The rooms are served by a stylish family bathroom finished with twin basins and marble tiling. The top floor is home to the master bedroom with built-in storage and its own modern shower room. From here, French doors open onto a large private roof terrace with leafy views across South Park.

Settlington Road is a popular and sought-after tree-lined street, which runs along the edge of South Park with its green open spaces, tennis courts and children's playground. It is conveniently located for the Wandsworth Bridge Road and New Kings Road, which both have many shops, bars and restaurants. There are numerous transport links with a good bus service along these roads. As well as Parsons Green underground station being 0.8 miles away, Fulham Broadway 0.8 miles away, and Imperial Wharf Overground 0.8 miles away. Please note these distances are approximate.

The area is well known for its wide selection of nursery, primary and secondary schools including Pippa Pop-Ins, Thomas's Fulham, Marie D'Orliac and Lady Margaret's School.

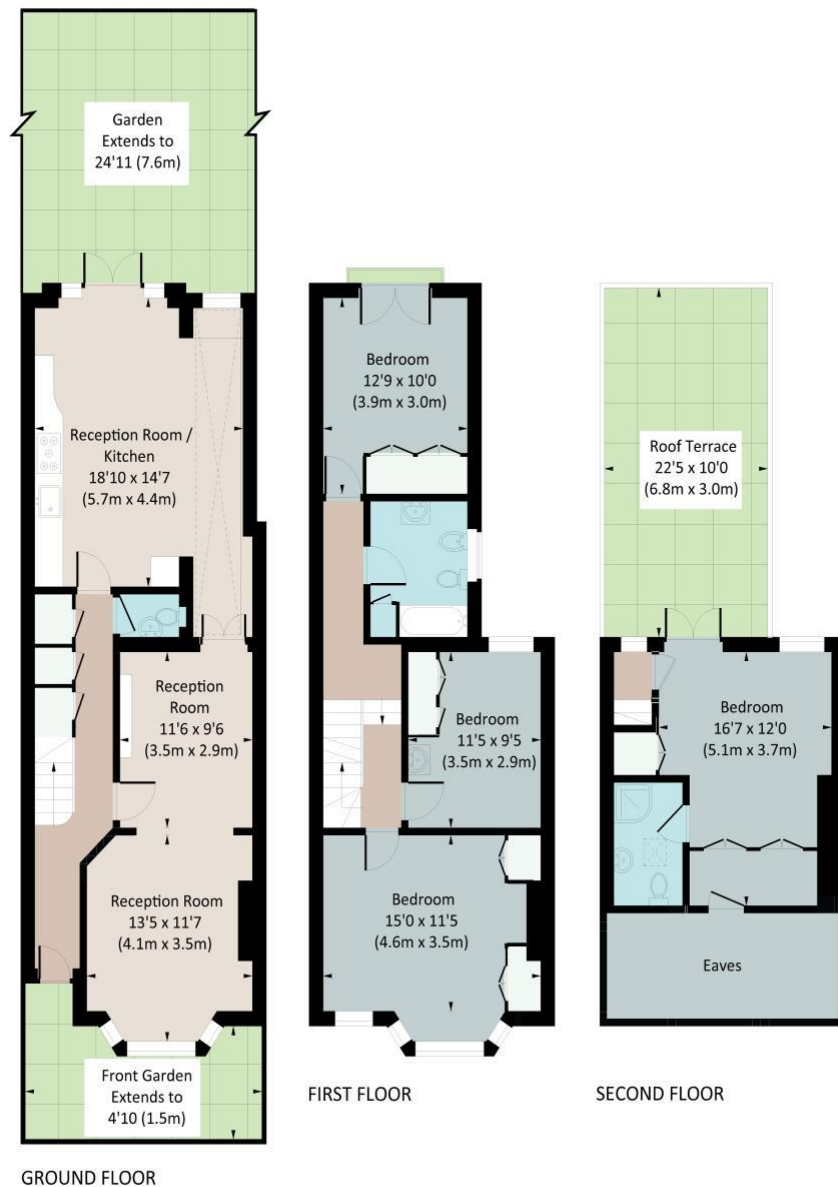
This is a rare opportunity to acquire a turn-key family home in one of Fulham's most desirable addresses, blending Victorian charm with contemporary design in a setting that offers both convenience and community.





SETTRINGTON ROAD, SW6

Approximate Gross Internal Area
1658 Sq Ft. / 154 Sq M. (Incl. Eaves)



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014
Dowling Jones Design www.dowlingjones.com 020 7610 9933

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		
55-68	D	67 D	82 B
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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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