



Bovington Road

FULHAM SW6



A charming, fully extended Lion House which has undergone a total renovation in recent years

Retaining many of the original period features, the grandeur of the house has been preserved whilst boasting all necessary modern conveniences. The house has been completely re-insulated, rewired and replumbed. Double glazing and air conditioning have been installed throughout.



The house is entered on the ground floor, where the original Victorian tiled hallway has been restored to its original grandeur, the double reception room is set out as a formal reception area with the original stained-glass windows and plantation shutters made bespoke to emphasize the windows.

The cast iron fireplace has been converted to a working gas fire. The kitchen is flooded with natural light, as the side return has a glass roof and there is a generous conservatory style rear extension.

The kitchen was handmade by River Woodwork with beautiful green Brazilian granite and reclaimed oak from a 19th-century French railway carriage forming part of the island unit.

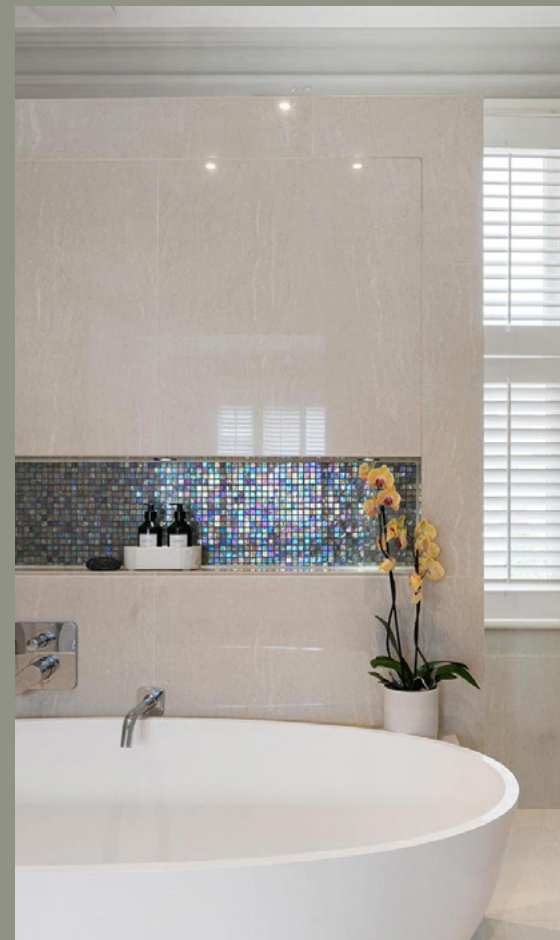
French doors lead out to a lovely south-facing garden which has the rare benefit of not being overlooked. The whole ground floor benefits from both underfloor heating and air conditioning.



The basement has separate access via the front lightwell which would be perfect for a nanny or au pair. There are solid wood floors across the whole basement and ample storage under the stairs.

There is a bedroom and bathroom located towards the front of the house and a generous utility room/kitchenette with a clever folding table useful for the caring of clothes and laundry uses.

To the rear of the house is a very generous media room which is brighter than usual due to the central lightwell and south-facing lightwell to the rear. This space would be the perfect play room or cinema room for families. The entire ground and lower ground floor are served by wet underfloor heating.



Upstairs the first floor consists of a guest bedroom and bathroom in the rear addition and an incredibly generous principal bedroom suite, with ample storage and luxurious bathroom. The second floor has two double bedrooms and a family bathroom. Both bedrooms have built-in wardrobes and air conditioning.

Location

Bovingdon Road is a quiet residential road, conveniently close to the New Kings Road and the many shops, cafés and restaurants of the Wandsworth Bridge Road. It is a short distance across Eelbrook Common to Fulham Broadway Underground Station. Parsons Green is also conveniently close to the property. There are also multiple bus routes available on the New Kings Road and Harwood Road.



Key Features

- Lion House
- Principal suite
- Four further bedrooms
- Three bathrooms
- Further WC
- Double reception room
- Further reception room
- Southeast-facing garden

Terms

Tenure
Freehold

Local Authority
Hammersmith and Fulham

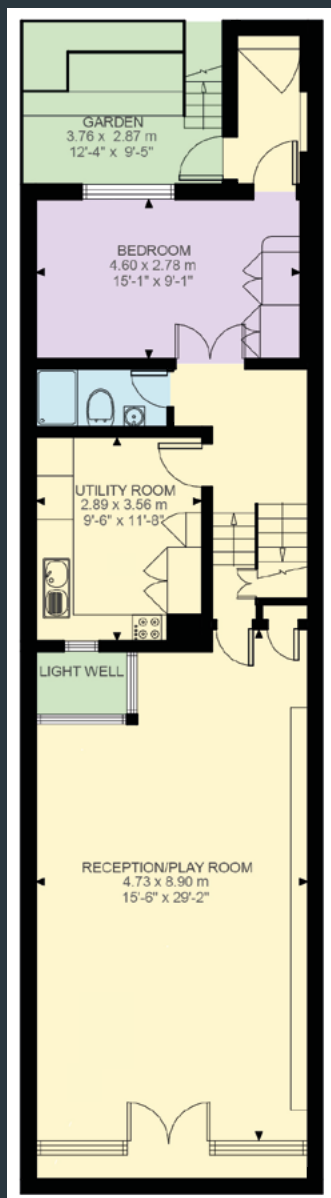
Council Tax
Band H

EPC
Rating C

Guide Price
£3,000,000



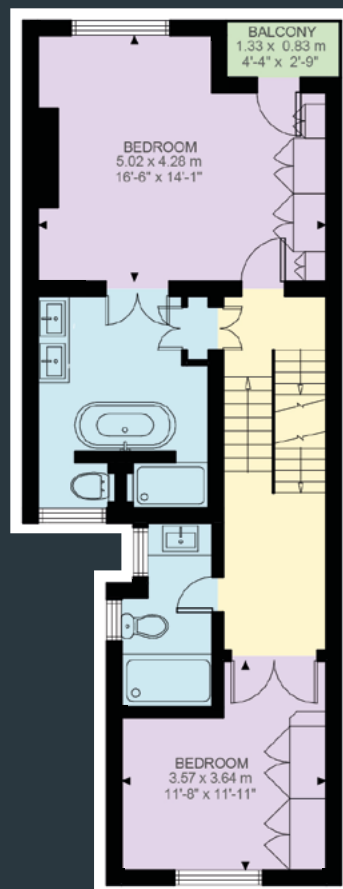
Energy Efficiency Rating		
Current	Potential	
<div> <div></div> <div> <div>92-100</div> <div>A</div> </div> <div>81-91</div> <div>B</div> <div>69-80</div> <div>C</div> <div>55-68</div> <div>D</div> <div>49-54</div> <div>E</div> <div>41-48</div> <div>F</div> <div>35-40</div> <div>G</div> </div>		
69	84	
England & Wales <small>EU Directive 2002/91/EC</small>		



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
2,969 sq ft / 275.83 sq m

Restricted Head Height

CH: Ceiling height

Illustration for identification purposes only. Not to scale.
Floor plan drawn according to RICS guidelines.

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Fulham

701 Fulham Road, SW6 5UL

+44 (0)20 7731 7100

fulham@struttandparker.com
struttandparker.com

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including Prime Central London