

# Fabian Road

London, SW6



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A wonderful family home in the heart of Fulham.

A well presented, four bedroom family home, ideally located for the transport and shopping amenities of both Fulham Broadway and Parsons Green.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**1,712 SQ FT**



**ASKING PRICE  
£1,400,000**



### The property

The property boasts a double reception room with wooden flooring leading to a generous eat-in kitchen with French doors to a low maintenance west facing garden, there is also a ground floor cloakroom and a cellar which is fantastic for storage. The principal bedroom on the first floor benefits from an en-suite shower room and generous built in wardrobes, there are two further bedrooms on this floor along with a family bathroom. The top floor provides another en-suite bedroom with a shower room and built in wardrobes.

### Location

Fabian Road is well located in central Fulham for the wide array of amenities of both Fulham Broadway and Parsons Green, including many restaurants, cafes and shops, in particular the large Waitrose supermarket. Fulham Broadway station (District Line) is the closest station, Parsons Green station (District Line) is also nearby.









## Floorplans

Gross internal area 1,712 sq ft (159.04 sq m)

For identification purposes only.

Eaves Storage Gross internal area

86 sq ft (7.96 sq m)

Total Areas Shown On Plan 1,798 sq ft (167.00 sq m)

## General

Tenure: Freehold

Local Authority: Hammersmith and Fulham

Council Tax: Band F

EPC Rating: D

Parking: On street parking

Broadband: Available

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## Fulham

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