



STURGES
LONDON

Bettridge Road, Parsons Green
£2,700,000 Freehold



- Striking 5 Bedroom, 4 Bathroom Family House
- Full Width Open Double Reception Room
- High Specification Kitchen/Breakfast Room
- 26' Family/Media Room/Library with Extensive Cabinetry
- 21' South Facing Patio/Garden
- Utility Room | Guest Cloakroom
- Pretty Tree-Lined Residential Road
- Quiet & Discreet Corner of Parsons Green



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Bettridge Road, Parsons Green.

A striking 4/5 bedroom, 4 bathroom family house located in this incredibly quiet and discreet corner of Parsons Green offering over 2300 sq ft [215 sq m] of accommodation over four floors. This well established property was created several years ago and has been well maintained since its thorough, in depth renovation testament to the quality of the work undertaken at the time.

The property provides well balanced accommodation with great entertaining space offered by a full width formal open plan double reception room leading through to the high specification kitchen which in turn opens onto the 21' south facing patio/garden. On the lower ground floor is the most extraordinary 26' family/media room/library with an expanse of crafted joinery including a beautifully fitted full width bookcase in the Library area. In addition is a utility room, bathroom and fifth bedroom/nanny room on this floor.

On the upper floors are 4 spacious bedrooms and 3 bathrooms including the opulent master bedroom with an extensive range of fitted cupboards and wardrobes leading to a luxury ensuite bathroom.

Bettridge Road is a pretty treelined road primarily comprising family houses, therefore alleviating on street parking pressures, tucked away in a very quiet corner of Parsons Green allowing for momentary access to Hurlingham Park and the exclusive Hurlingham Club located nearby. Parsons Green itself with its choice of pubs, restaurants and transport facilities is a mere 6/7 minute walk from the property.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: G

Tenure: Freehold

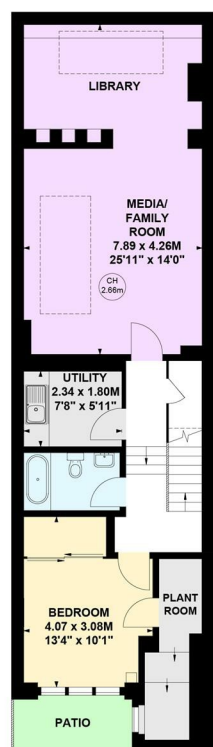
STURGES
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Bettridge Road, SW6

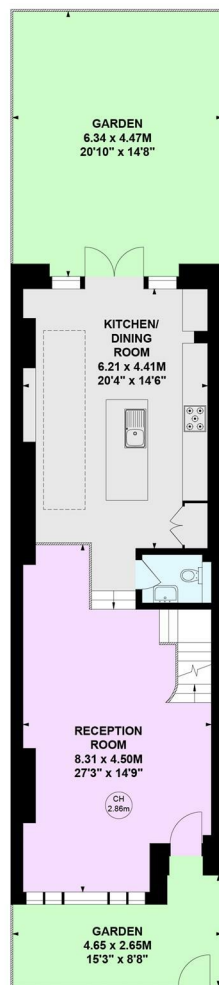
Approximate gross internal area

215.23 sq m / 2317 sq ft

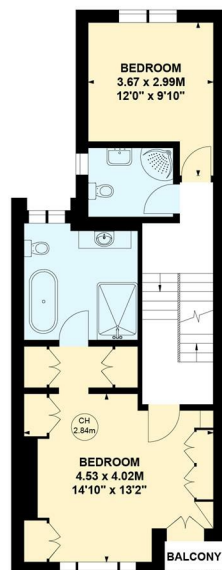
Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.