



STURGES
LONDON

Walham Grove, Fulham

£3,250,000 Freehold



- Interior Designed Semi Detached House
- 3/4 Bedrooms, 5 Bathrooms, 4 Floors
- Impressive Reception: High Ceilings, Large Windows & Integrated Sound
- High Specification 22' x 22' Kitchen/Dining Room
- Detached Studio/Office with Kitchen & Shower Room
- Beautiful Landscaped Garden
- High Tech Installations inc. Air Conditioning & Heightened Security
- Fabulous Location on Highly Desirable Road



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Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: G

Walham Grove, London

A rare mid century Victorian linked semi detached house recently renovated to the highest of specifications blending high end finishes, period charm and a warm, coy, bijou ambience throughout. A home for entertaining, this beautiful 3/4 bedroom, 5 bathroom house extends across four floors with particularly focus given to the living space across the natural lower ground and raised ground floors comprising a formal reception room with high ceilings, large windows and integrated sound accessed upon entry from the main porch.

Within the natural lower ground floor is a wonderful 22' x 22' kitchen/dining room with a high specification bespoke Martin Moore kitchen with Miele & Liebherr integrated appliances and Aga. Full height sliding doors open on to the beautiful landscaped rear garden. Running off the dining area is a cosy Snug, deliberately designed to potentially easily convert to a bedroom, with a lovely adjacent bathroom, plant room, large store and separate lower ground floor entrance - which particularly suits deliveries and guest access.

The landscaped garden is an oasis of calm and serenity with designated BBQ area, with 2 exterior sinks, and leads to the detached Studio/office accommodating a bespoke oak kitchen, shower room, air con, underfloor heating and dual full fibre internet access - the perfect commute, albeit suitable for use as a media/games room or additional snug.

On the upper floors are three large bedrooms and three further bathrooms including the wonderful rear facing, rather discreet, master bedroom with the most stunning adjoining ensuite bathroom leading to a top floor versatile, and rather unique, double dressing area.

The houses of Walham Grove, noted as local Buildings of Merit, predate the surrounding neighbourhood with construction starting in 1862 on farmland owned by the Harwood family, hence the famous Harwood Arms at the end of the road, and allows for momentary access to the many amenities of Fulham Broadway & Earls Court.

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Walham Grove, SW6

Approximate gross internal area

242.09 sq m / 2606 sq ft

(Including Eaves Storage & Studio/Office)

Eaves Storage : 13.40 sq m / 144 sq ft

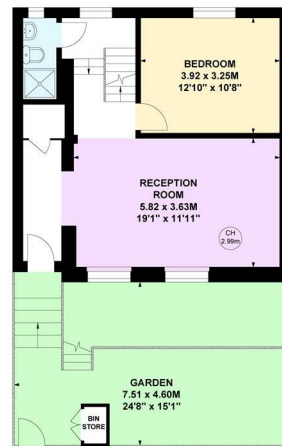
Studio/Office : 20.02 sq m / 215 sq ft

Key :

CH - Ceiling Height



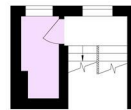
Lower Ground Floor



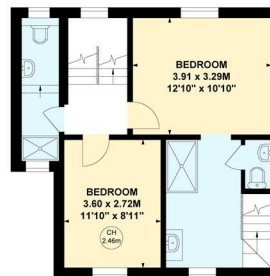
Raised Ground Floor



Second Floor



First Floor
Half Landing



First 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		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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.