

STURGES  
LONDON

Fernhurst Road, Fulham

£2,750,000 Freehold





- Substantial 5 Bedroom, 3 Bathroom Family House
- Wonderful Reception with 3m Ceilings & Marble Fireplace
- 30' Kitchen with Part Vaulted Ceiling
- 46' Private Garden
- 1st Floor Master Bedroom with Ensuite Bathroom
- Large Cellar with Sauna, Shower and Wine Room
- Sought After Residential Road in the heart of Fulham
- Easy Access to the Fulham Road and wider Parsons Green area



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## Fernhurst Road, Fulham

An extremely well proportioned 5 bedroom, 3 bathroom family house located on this highly regarded residential road quietly situated in the heart of Fulham. This substantial house offers expansive entertaining space across the whole ground floor with a lovely formal double reception providing 3m ceilings, period marble fireplace, period cornicing & ceiling roses and integrated cupboards & bookcases. Through a charming stable door, one accesses the 30' fully extended kitchen/breakfast room thoughtfully sub-divided into the working kitchen area, with large kitchen island, and family area to the rear within a modern extension with vaulted ceilings. Downstairs is an expanded cellar housing utility area, sauna, shower and wine room.

A particular feature of the house is the 46' part paved, part lawned garden, one of the largest in the immediate area, providing shrubs and trees granting some privacy.

On the upper floors are the five bedrooms and three bathrooms including an outstanding master bedroom with feature south facing square bay window, further period marble fireplace, range of built in wardrobes and large ensuite bathroom.

Fernhurst Road is a sought after residential road primarily comprising of large family houses known for their generous plots sizes, their large gardens and easy access to the extensive amenities and facilities of nearby Fulham Road and the wider Parsons Green area offering wealth of local boutiques, bars, coffee shops and pubs. Kensington Prep, Parsons Green Prep, Fulham Prep, Fulham Boys School and Lady Margaret School are all located within easy walking distance as is Parsons Green underground station (District Line).

**Local Authority:** London Borough of Hammersmith & Fulham

**Council Tax Band:** G

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# Fernhurst Road, SW6

Approximate gross internal area  
 217.41 sq m / 2340 sq ft  
 (Including Eaves Storage)  
 Eaves Storage : 2.80 sq m / 30 sq ft

Key :  
 CH - Ceiling Height



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                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 69                      | 78        |
| (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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