



## Sedlescombe Road, Fulham, SW6

A 3-4 bedroom period terrace house with potential to extend, occupying a sought after location.

ESTATE & AGENT

— Tailored, local and personal —



# Sedlescombe Road, Fulham, SW6

## £1,250,000 Freehold

We are delighted to offer to the market this 3-4 bedroom mid terrace period house. The property has been owned by the same family for the past seventy-odd years and requires a programme of refurbishment. The property is offered with vacant possession.

Sedlescombe Road, SW6 is ideally situated close to West Brompton Station with District Line and Overground services providing easy access across London. The accommodation briefly comprises;

Entrance hall with stairs leading to first floor, a front reception room with bay window and period fire surround (currently set up as a bedroom), a second reception room with fitted cupboards, steps down to the rear passageway with door to side and basement, a spacious third reception room and finally onto the kitchen with door to rear garden.

To the first floor there is a light and airy landing area, master double bedroom with bay window and period fire surround, a second bedroom with period fireplace, bathroom/w.c. and a third double bedroom with a small adjoining storage room.

The property also has the added benefit of a large basement with a modern gas fired combination boiler and also a loft that would be both be ideal for conversion to create additional accommodation, subject to planning permission.

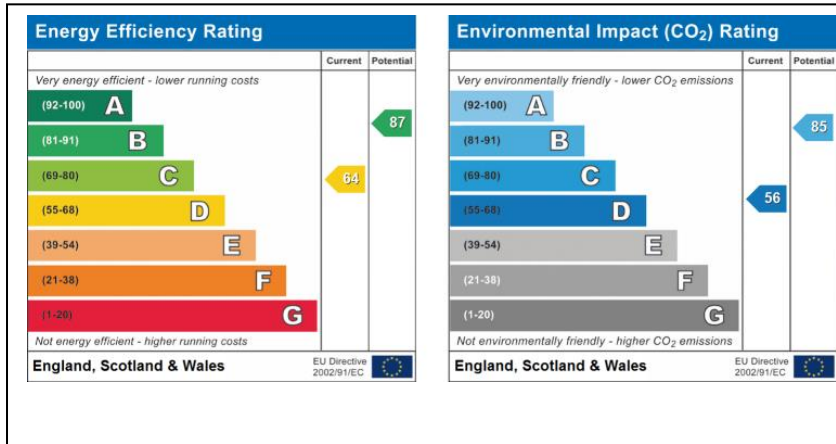
Externally the property has a small paved garden area to the front and an enclosed south facing courtyard garden to the rear with side return and outside w.c., providing the potential to extend (STPP). On street residents permit parking is available.

The local area offers residents a variety of local shops, bars and restaurants with excellent transport links from Fulham Broadway, Earls Court and West Brompton.

All in all, this is a lovely house with plenty of space and potential to extend and develop into a fantastic family home with viewing coming highly recommended. EPC D.



- 3-4 Bedrooms
- Potential to extend (STPP)
- Spacious reception rooms
- Large basement
- South facing courtyard garden
- Close to transport links
- Close to local shops & amenities
- Vacant possession
- Excellent location
- Period features





# Sedlescombe Road



**Cellar = 374 sq ft**

**Ground Floor = 731 sq ft**

**First Floor = 668 sq ft**

Approximate Gross Internal Area  
 CELLAR = 374 sq ft / 34.74 sq m  
 GROUND FLOOR = 731 sq ft / 67.91 sq m  
 FIRST FLOOR = 663 sq ft / 61.59 sq m  
 Total = 1768 sq ft / 164.25 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.