

RUSSELL
SIMPSON

Impeccably finished five-bedroom family home in Fulham

OAKBURY ROAD
FULHAM SW6

Oakbury Road

£2,000,000

BEDROOMS 5	INTERNAL 1,931 SQ FT 179 SQM	OUTDOOR 219 SQ FT	COUNCIL TAX Hammersmith & Fulham, G
BATHROOMS 4		EPC C	TENURE Freehold





The Property

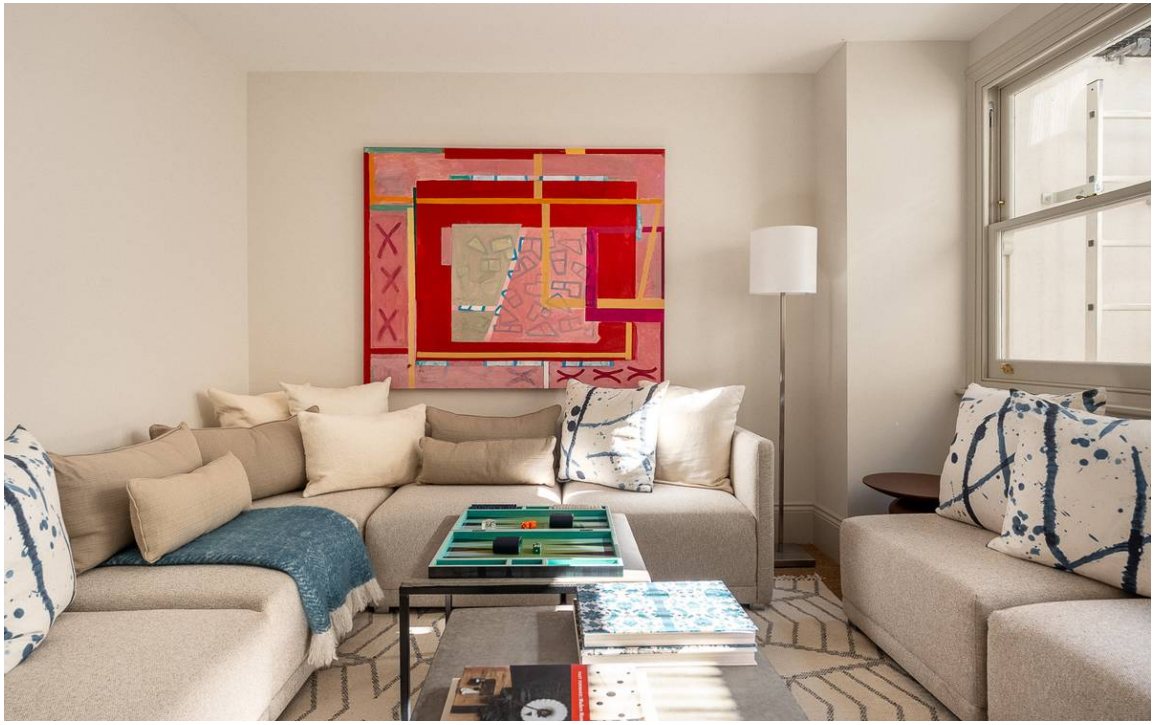
Exceptional five-bedroom (plus study) family home newly renovated and finished to an outstanding standard throughout.

Entering the house on the ground floor, you step into a generous reception room which spans the width of the property. The room provides plenty of space for entertaining, while being filled with light from double aspect windows.



Indoor Spaces

Stairs lead down where an impressive kitchen and dining area extends seamlessly onto the garden. The bespoke handmade kitchen is beautifully appointed with premium Miele appliances, a Bertazzoni range cooker, and an American-style fridge freezer. Complementing this floor is a separate utility room and a cosy sunken snug, accessed via a short flight of steps. Offering excellent versatility, this space could also serve as an additional bedroom. A guest bathroom completes the accommodation on this level.





The Bedrooms

Situated on the half landing between the ground and first floors is a further bedroom with built-in storage and a stylish en-suite bathroom. The entire first floor is dedicated to the luxurious principal suite, featuring extensive built-in wardrobes and a beautifully finished en-suite bathroom. On the second floor are a further double bedroom, a family bathroom, and a study opening from the landing, providing an ideal space for home working.







The Design

The house has been decorated to an exceptionally high standard throughout, with a considered, contemporary finish carried consistently across each floor. As part of the comprehensive renovation, the house benefits from new windows, electrical, heating and plumbing systems, together with underfloor heating in all tiled areas.

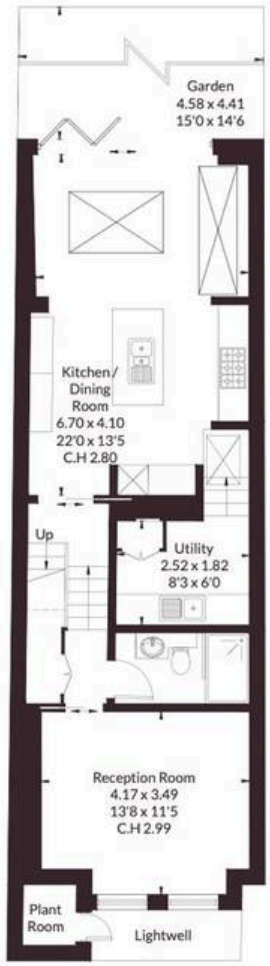




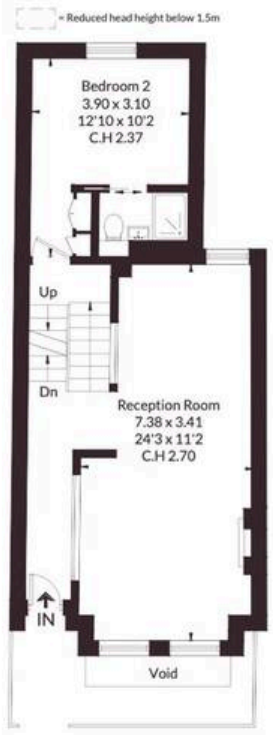
Outdoor Spaces & The Neighbourhood

The patio garden off the kitchen at the rear is backed by pleached trees and enjoys a north-west aspect, which typically benefits from long periods of sunshine in the afternoons.

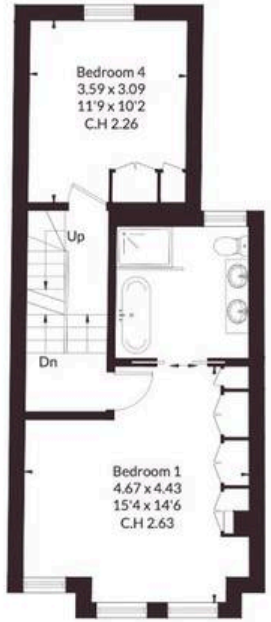
Approximate Floor Area = 178.1 sq m / 1917 sq ft
Plant Room = 1.3 sq m / 14 sq ft
Total = 179.4 sq m / 1931 sq ft



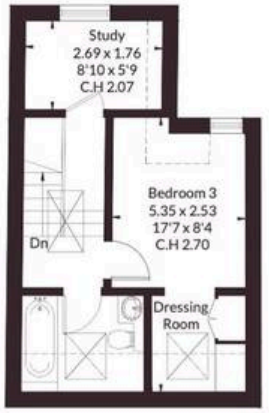
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114633

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