



## **RUSSELL SIMPSON**

Spectacular modern mansion with  
garage, swimming pool and home  
cinema

CROWN YARD  
FULHAM SW6

Crown Yard

£10,000,000

BEDROOMS 5	INTERNAL  12,096 SQ FT  1,123 SQM	OUTDOOR 9,303 SQ FT	COUNCIL TAX Hammersmith & Fulham, H
BATHROOMS 5		EPC B	TENURE Freehold



## The Property

Five-bedroom family home in Fulham with spacious rooms, as well as a large garden, private drive and roof terrace

Entering the house on the ground floor, the front hall leads through to the main reception room. This is a generous space with French doors on both sides providing a double aspect, as well as south-facing garden views. Beyond is a second reception room with garden access, and a study with tasteful wooden panelling.



## Indoor Spaces

The floor also contains a kitchen with a central island, leading through to the dining room. Both these rooms benefit from overhead skylights, keeping them bright throughout the day. Finally, there is a garage with space for several cars.

img 1

Kitchen

img 2

Dining Room











## Entertaining Spaces

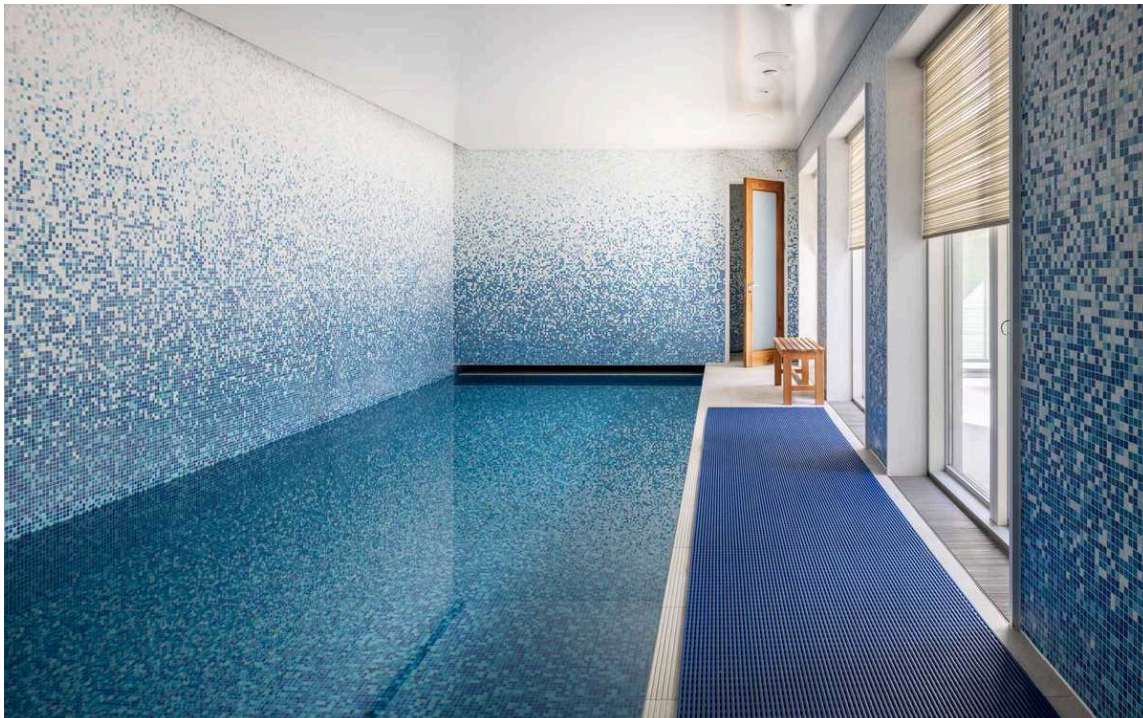
Downstairs is a substantial lower ground floor. This includes a gym, a home cinema, and a 13m swimming pool. In addition, this floor contains a pair of reception rooms with French doors opening out onto a central courtyard. Finally, this floor benefits from a plant room, a utility room, and a pair of bathrooms.

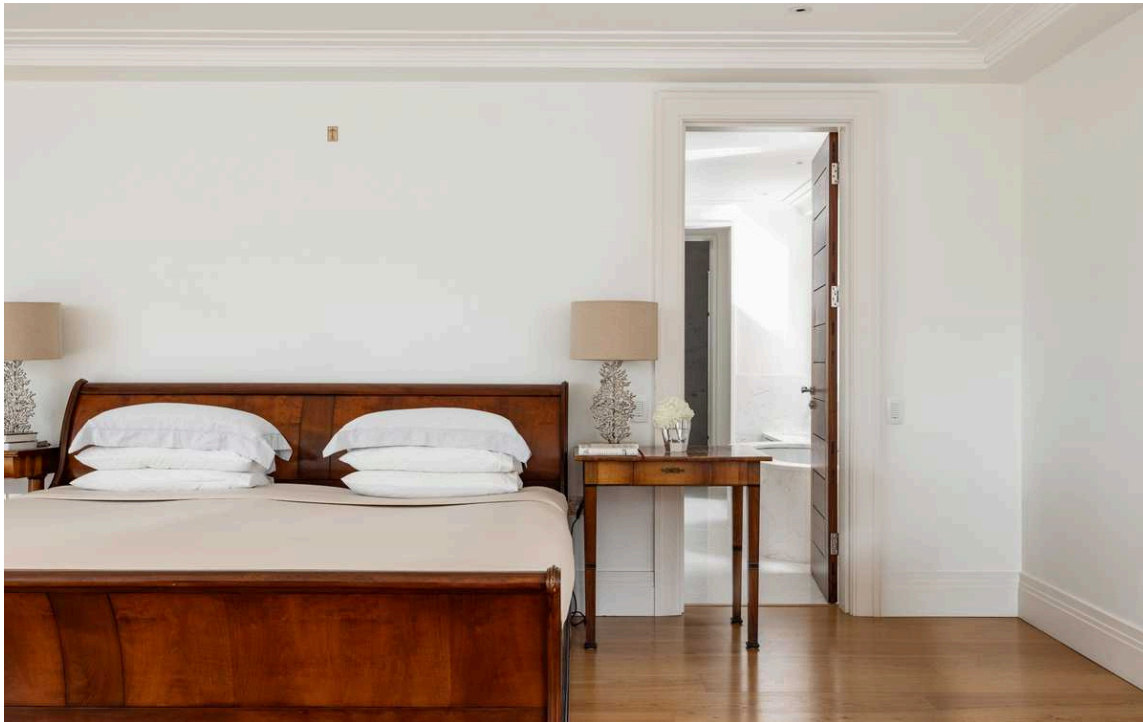
img 1

Media Room

img 2

Swimming Pool





## The Bedrooms

The first floor contains a generous principal bedroom suite. This includes a bedroom with a balcony, as well as an ensuite bathroom with bath and shower, and a dressing room. This section of the first floor contains three more bedrooms and three more bathrooms. Two of them are ensuite, with south-facing balconies overlooking the garden, and all of them well-supplied with storage space.

In addition, a second set of stairs on the far side of the house provides access to another section of the first floor, with a self-contained flat made up of bedroom, bathroom, kitchen and reception.



img 1

Bedroom

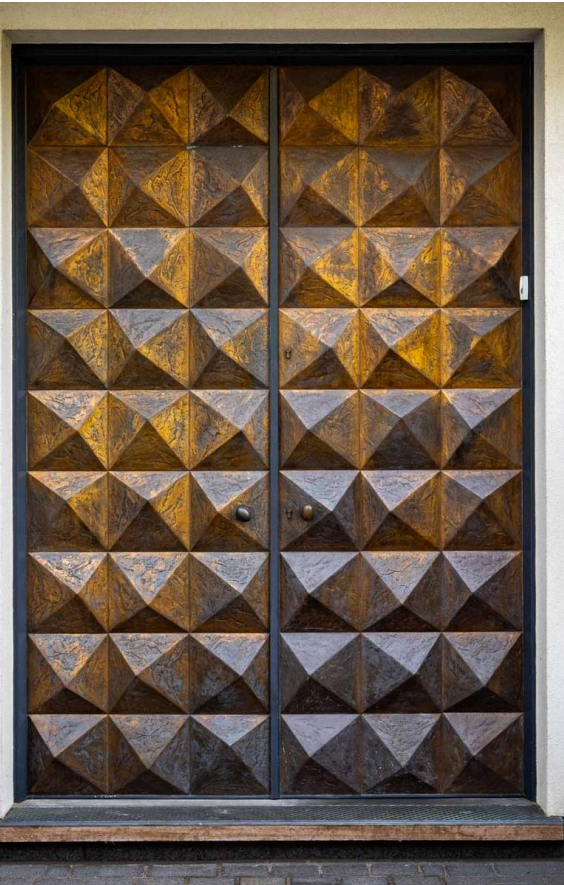
img 2

Bathroom



## The Design

The house is a new development, and the long lateral layout of the floors is exceptionally rare. Its interiors were designed by the celebrated Anthony Collett in a classic contemporary style, with an emphasis on high-quality materials and creating a sense of space. They are presented in excellent condition, while also offering considerable amounts of storage. In addition, a lift provides access to the different floors.







## Outdoor Spaces

The property includes a large front garden with lawns, planted flowerbeds, and a paved area for outdoor dining. The garden faces south and is not overlooked, while high walls give an added sense of privacy. In addition, there is a front drive with space for several cars, as well as garage to provide additional parking. Finally, there is a spacious second-floor roof terrace with wooden decking and views over the gardens below.

The house does not face onto the street, but is accessed via a gated private passageway, giving extra security.



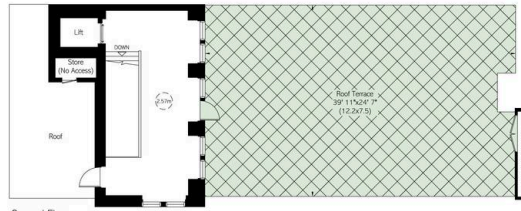


## The Neighbourhood

Peterborough Road is a short walk away from Parsons Green underground station, as well as the restaurants and shops of the New King's Road. In addition, the open spaces of South Park are close, and beyond that the River Thames. Also, the members-only Hurlingham Club is nearby, with its first-class mix of playing fields and sporting facilities.







Second Floor



First Floor



Crown Yard,  
Peterborough Road, SW6

**RUSSELL  
SIMPSON**

**Approximate Internal Area**

12,096 sq ft / 1,124 sq m

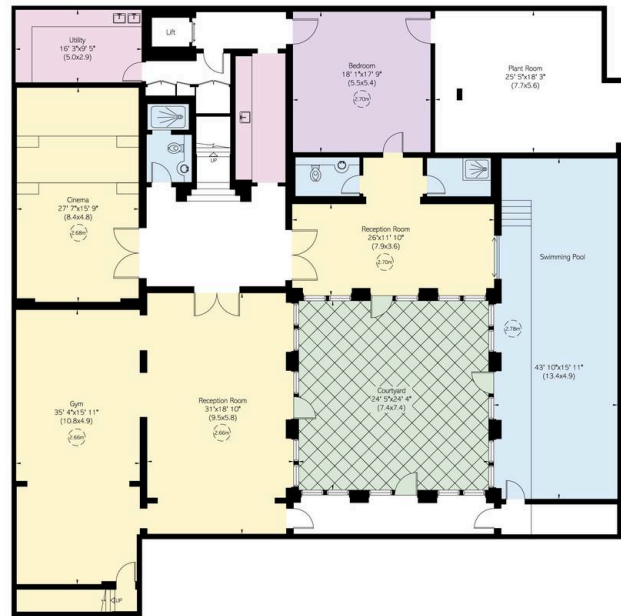
**Including store and estimated store's**

76 sq ft / 7 sq m

**Outside Area**

9,304 sq ft / 864 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.



Lower Ground Floor

**RUSSELL  
SIMPSON**

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