



ELLERBY STREET, LONDON, SW6
£3,250,000

Carter Jonas

ELLERBY STREET, LONDON, SW6

A beautifully presented, semi-detached, period house featuring a bay fronted reception room, dining room, WC, and cellar. A fabulous extended six-bedroom semi-detached house offering approaching 2800 sq. ft of useable space, which features on the ground floor a double reception room and extended kitchen/dining/family room with French doors opening onto the good-sized garden.

On the first floor there are three double bedrooms, all with fitted wardrobes and two bathrooms. The loft has been converted to create the fourth and fifth double bedrooms, a further single bedroom and a shower room.

Additional benefits include a ground floor WC and a cellar.

Ellerby Street runs from Fulham Palace Road to Stevenage Road and is one of the most popular roads in Fulham. Shady walks are moments away in Bishops Park and along the Thames. The restaurants and shops on Fulham Road are within walking distance as is Putney Bridge tube (District Line).

AMENITIES

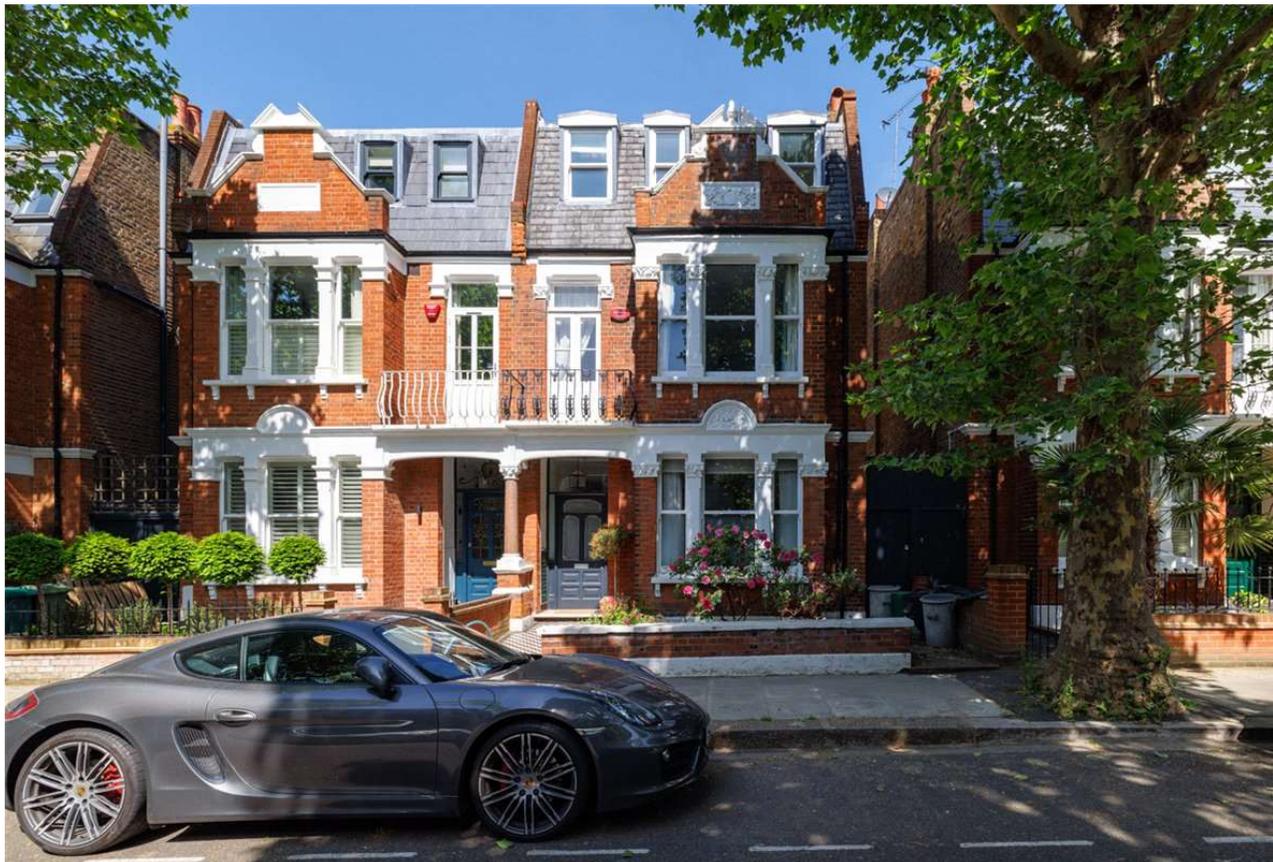
- 6 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- 2969 Square Feet
- Semi-detached
- Garden
- Residents Parking
- Period House

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

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A BEAUTIFULLY PRESENTED, SEMI-DETACHED, PERIOD HOUSE FEATURING A BAY FRONTED RECEPTION ROOM, DINING ROOM, WC AND CELLAR



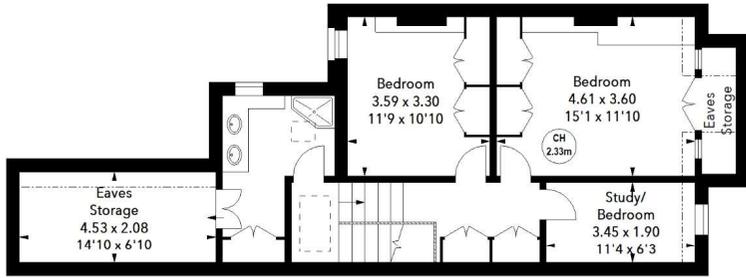


Ellerby Street, SW6

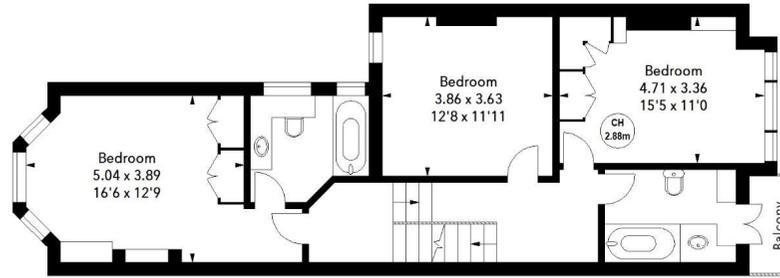
Approximate Area = 275.82 sq m / 2969 sq ft
(Including Eaves Storage)
Eaves Storage Area = 11.89 sq m / 128 sq ft



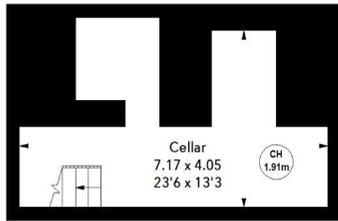
Key :
CH - Ceiling Height



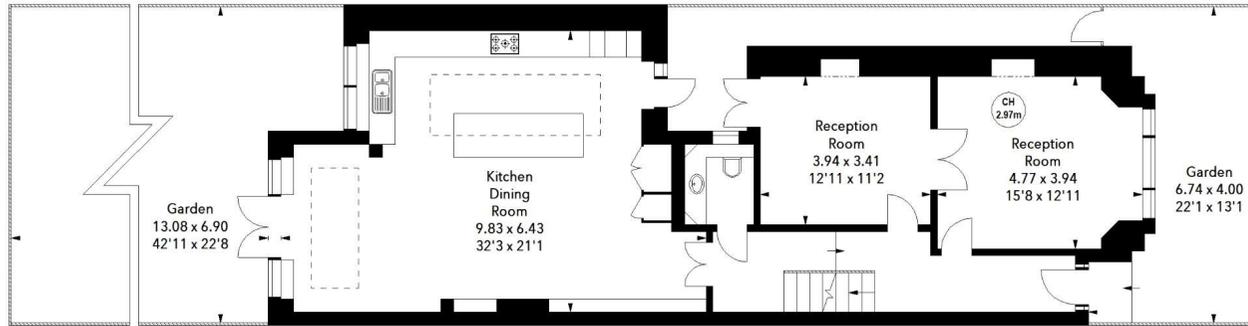
Second Floor
Approx. 69.30 sq m / 746 sq ft



First Floor
Approx. 78.50 sq m / 845 sq ft



Lower Ground Floor
Approx. 24.06 sq m / 259 sq ft



Ground Floor
Approx. 103.96 sq m / 1119 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	46	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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