

LILYVILLE ROAD

London SW6



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A beautifully refurbished four bedroom end of terrace home finished to an exceptional standard with a sunny aspect garden and incredible roof terrace.

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Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: G
Tenure: Freehold

Guide price: £2,500,000







SPACIOUS OPEN-PLAN LIVING ACCOMMODATION

The ground floor is arranged as an exceptional 52ft open-plan kitchen, reception and dining room, creating a superb space for everyday living and entertaining.

The bespoke Roundhouse kitchen is centred around a large island and incorporates integrated appliances, while bi-fold doors open onto the generous rear garden.







THOUGHTFULLY ARRANGED BEDROOM ACCOMMODATION

The first floor hosts an impressive principal suite with extensive built-in storage, a walk-in wardrobe and a stylish en suite shower room. A second double bedroom enjoys direct access to a private terrace, while a contemporary family shower room completes the accommodation on this level.

The second floor provides two further double bedrooms, including a generous guest bedroom with en suite shower room and fitted storage. A contemporary family bathroom serves the remaining accommodation. Stairs lead to a wonderful roof terrace enjoying far-reaching views and offering an ideal setting for outdoor entertaining.

Please note, the property is subject to historic covenants and easements, including rights relating to drainage. Prospective purchasers should rely on their own legal enquiries.

The side access is subject to a private right of way benefiting neighbouring properties. Purchasers should verify the extent of these rights through their own legal enquiries.

All times and distances mentioned are approximate.





LOCATION AND TRANSPORT LINKS

Lilyville Road is ideally situated just north of Fulham Road, in the sought-after residential area of Parsons Green. This prime location offers an excellent selection of local shops, independent cafes, and popular restaurants all nearby. For outdoor enthusiasts, the area is well-served by green spaces including the scenic Bishops Park—offering tranquil riverside walks, Hurlingham Park and Eel Brook Common. There are several excellent schools in the area such as Thomas' Fulham, Parsons Green Prep, Fulham Prep and Lady Margaret School, along with bilingual offerings of L'Ecole Marie D'Orliac and the Fulham Bilingual School. Nurseries in the area include Pippa Pop-Ins and L''Ecole des Petits. Transport links includes Parsons Green underground station (District Line) which is located just 0.3 miles away, providing access into earls Court, central London and beyond. There area is well connected with numerous bus routes.All times and distances mentioned are approximate.







Approximate Gross Internal Area = 177.25 sq m / 1,908 sq ft

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. (ID767266)

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