



BLOOM COTTAGE

TYNEMOUTH STREET · FULHAM · SW6

A FULHAM STORY

Before the terraces came, Fulham was London's market garden: orchards, meadows and nurseries that fed and flowered the city. Bloom Cottage remembers that. For years, the corner of Tynemouth Street and Elswick Street was a florist's shop, and the name recalls every bunch of stems that went out of the door.

That history explains what makes the house unusual today. A shop needed frontage, and flowers needed light, so Bloom Cottage was built wider than its neighbours, with heritage windows lighting the interior from all sides. The result is a remarkable home that is both broad and deep, laid out over just two expansive floors, with 1,679 sq ft that feels open, spacious and bright from morning to evening. No more climbing three flights of stairs to find your phone.

Inside, the house has been finished with quiet charm and a nod to the blooms that once graced the property: a sage green shaker kitchen and a palette of chalky neutrals, blush and soft green that lets the light do the work. Heritage features remain throughout, from three period fireplaces to sash windows and shutters. Outside, a walled courtyard garden sits under a canopy of wisteria.

And there is room to grow: scope, subject to planning permission, to add a third floor and a sunny roof garden, as the property directly opposite has done.

Fulham's terraces are mostly dark and narrow. Bloom Cottage is quite the opposite: bright and wide. A place you always want to come home to.



*Three double bedrooms · two bathrooms and a cloakroom · 1,679 sq ft
over two floors · private courtyard garden · corner plot*



LIGHT & AIRY

The front door opens onto a raised entrance step and, from there, the whole width of the house is in view. The reception room runs across the front, taking light from sash windows on two sides, with an antique black cast iron fireplace as its anchor and wood flooring throughout.

Because the house is wider than a standard Fulham terrace, this is a room that takes full-size sofas, numerous armchairs and a desk without any of them competing.

There are generous sitting areas, a separate place to work and, beyond, the dining room and kitchen.

Glazed doors open straight from the reception room onto the courtyard, so in summer the living space simply carries on outside.



Wide, bright and spacious: this reception room sets the tone for the whole house.



THE KITCHEN

In the heart of the home you will find the sage green shaker kitchen with pale stone worktops and a generous central island that seats four, and which doubles as the family's breakfast bar, homework desk and party counter.

Cabinetry runs the full length of three walls: tall larder units, deep drawers and wall cupboards, storage in abundance.

Integrated fridge freezer, dishwasher and washer dryer are all built in, with a gas hob, oven and a butler sink under the window.

The room is lit from two sides by beautiful arched windows with blue glass roundels, survivors from the shop days, which throw coloured light across the island in the afternoon.



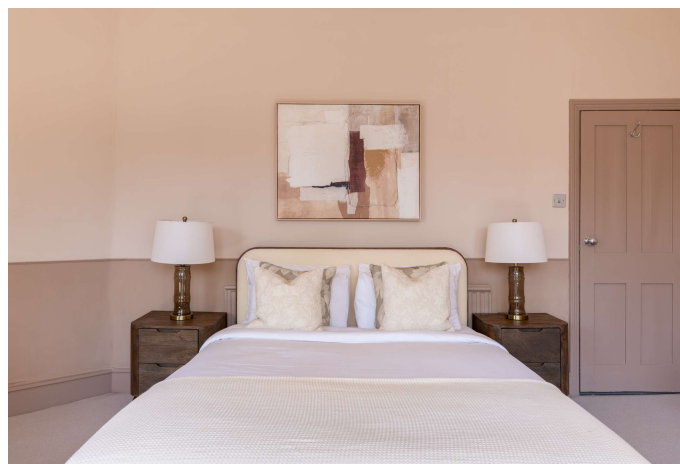


THE DINING ROOM

Between the kitchen and the reception room sits a proper dining room with an original white-painted fireplace.

A roomy cloakroom for coats, shoes and household kit is tucked into a corner, and a WC fitted neatly under the stairs completes the ground floor.

Kitchen, dining and living run one into the next across the width of the house.



UPSTAIRS

Three double bedrooms, all of them genuinely double with room to spare, on a single first floor, no more running up multiple flights of stairs.

The first bedroom takes in the whole width of the house, a delightfully light and spacious room with a curved bay of sash windows, ample space for a seating area beneath them and half-height panelling in blush and clay.



PRINCIPAL BEDROOM

The principal bedroom is dressed in warm clay and stone tones, with an original cast iron fireplace, fitted wardrobes and space for a desk: a bedroom that also works as a study when it needs to.

It has an en-suite bathroom to itself.





BEDROOM 3

The third double bedroom is painted a soft olive green, with plenty of wardrobe space and a quiet outlook.

Every bedroom takes a double bed, with room to spare for seating and storage.



BATHROOMS

The family bathroom is clean white marble and crisp tongue-and-groove panelling: a bath with rainfall shower and glass screen, a vanity basin under an arched mirror, WC and a tall chrome towel radiator, with a sash window for daylight and air.

The principal bedroom's en-suite is a full-length bath with rainfall shower over, a vanity basin and WC, tiled floor to ceiling in soft cream stripes, with a heated towel rail.

With the WC on the ground floor as well, the house works for a family and for entertaining without anyone queuing.





THE COURTYARD

A private, walled courtyard garden, paved in pale stone and enclosed by painted fencing, with mature wisteria trained along the top of the walls. It opens directly off the reception room through glazed doors and takes a sofa, two chairs and a table comfortably.

Low maintenance and completely private, it is an outdoor room rather than a garden that demands your time: somewhere for coffee in the morning, supper on summer evenings and the wisteria in May.

Enclosed and stepped straight out from the living room.



OUT & ABOUT

Tynemouth Street sits in the quiet grid of streets between Wandsworth Bridge Road and the river, a few minutes' walk from the Thames and from Imperial Wharf. This is South Fulham at its most convenient: residential and calm on the street itself, with everything the riverside has added over the last decade a short walk away.

Imperial Wharf station (London Overground) is roughly eight minutes on foot, with direct trains to West Brompton for the District line and to Clapham Junction. Chelsea Harbour Pier, a further 200 metres on, is served by Uber Boat by Thames Clippers river bus services running east to Blackfriars, London Bridge and Canary Wharf. You can catch the District line via Fulham Broadway which is around 15 minutes' walk and Parsons Green about 17. Buses are equally handy: with the following bus routes only minutes away: C3, 28, 295, 306 and 424.

Closer still: Imperial Park and the Thames Path, the restaurants, cafés and shops of Imperial Wharf, Chelsea Harbour and the Harbour Club, the pubs and wine bars of Wandsworth Bridge Road (The Sands End pub is round the corner; fit for royalty, it was one of Prince Harry's haunts when he lived in London) and the many amenities of the Parsons Green and Fulham Broadway.

Residents' permit parking is on the street outside; parking is always available.

SCHOOLS

Schools of every stripe are on the doorstep, English and French speaking alike. Langford Primary and L'École des Petits (French, ages 3 to 6) are both a few streets away, with Thomas's Fulham, Holy Cross RC and Sullivan Primary close behind, and Lady Margaret School, The Hurlingham Academy and Chelsea Academy for seniors. Thomas's Battersea and L'École de Battersea are just over the river.

Imperial Wharf station: c. 8 min walk · Chelsea Harbour Pier (river bus): c. 9 min · Imperial Park & Thames Path: c. 5 min · Fulham Broadway: c. 15 min · Parsons Green: c. 17 min · Chelsea Harbour & Harbour Club: c. 8 min

Walking times are approximate. River bus services: check [thamesclippers.com](https://www.thamesclippers.com).



ASK THE OWNERS

WHERE DO I GO WHEN I NEED...

Coffee?

Bridge and Baker is our favourite.
The brownies are to die for, and the pizza is excellent too.

Dinner?

Sunday lunch at The Sands End Pub is a relaxed affair. You also have the whole of Wandsworth Bridge Road, plus Parsons Green and Fulham Broadway, for any cuisine you fancy on a proper night out. Too tired to go out? Chai Thali delivers delicious home-cooked Indian food to your door within twenty minutes.

Milk and the basics?

Tesco at Imperial Wharf for a quick run; the Sainsbury's superstore is less than a ten-minute walk.

A Sunday walk?

The River Thames, Imperial Park and William Parnell Park are literally on our doorstep. We take our dog to all the local parks; Eel Brook Common and South Park are only 10 minutes walk away. We are so lucky to have so much green space in Fulham.

A gym or a swim?

The Chelsea Harbour Club is minutes away: over a hundred classes, racquet courts of every type, two pools and a luxury spa to lounge in, with access to all the David Lloyd clubs thrown in. No excuse not to be fit, or pampered.

School?

Schools of every stripe are on the doorstep, English and French speaking alike. Langford Primary and L'École des Petits (French, ages 3 to 6) are both a few streets away, with Thomas's Fulham, Holy Cross RC and Sullivan Primary close behind, and Lady Margaret School, The Hurlingham Academy and Chelsea Academy for seniors. Thomas's Battersea and L'École de Battersea are just over the river.

Into town?

Imperial Wharf for trains, Fulham Broadway for the tube, e-bikes close by and the C3, 28, 295, 306 and 424 buses. The Uber Boats will take you all the way to the City and beyond. You can be anywhere in London you want in a jiffy.

Flowers, of course?

Blomme London on Wandsworth Bridge Road, or Chelsea Flowers at Imperial Wharf. Then, of course, there is Bloom on Fulham Broadway.





FINER DETAILS

THE HOUSE

- ❖ Three double bedrooms, one with en-suite
- ❖ Family bathroom, ground-floor cloakroom, WC and utility room
- ❖ Approx. 1,679 sq ft (156 sq m) over only two floors
- ❖ Corner plot, end of terrace, windows to four sides; wider than a standard Fulham terrace
- ❖ Sage green shaker kitchen, island, integrated fridge freezer, dishwasher and washer dryer
- ❖ Three period fireplaces, sash windows, shutters
- ❖ Private walled courtyard garden

POTENTIAL

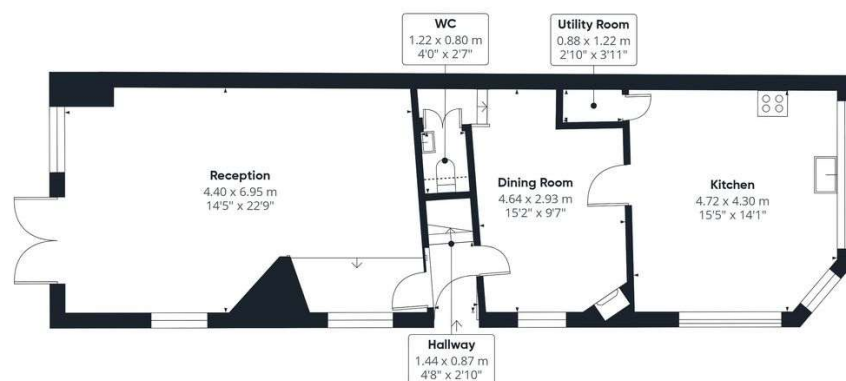
- ❖ Scope, subject to planning permission, to add a third floor and a small roof terrace; precedent directly opposite
- ❖ A previous scheme for the property incorporating a third storey was agreed in principle with the local authority; interested parties should make their own enquiries of LB Hammersmith & Fulham

PARTICULARS

- ❖ Tenure: Freehold
- ❖ EPC rating: E (potential C), valid to April 2034
- ❖ Council tax: London Borough of Hammersmith & Fulham, Band G
- ❖ Parking: on-street residents' permit
- ❖ Gas central heating; fully double glazed
- ❖ Services: mains water, gas, electricity and drainage

LOCATION & SCHOOLS

- ❖ Imperial Wharf (Overground) c. 8 min walk; Chelsea Harbour Pier river bus; Fulham Broadway c. 15 min; Parsons Green c. 17 min; buses C3, 28, 295, 306, 424
- ❖ Schools: Langford Primary, L'École des Petits, Thomas's Fulham, Holy Cross RC, Sullivan Primary, Lady Margaret, The Hurlingham Academy, Chelsea Academy



Floor 0



Floor 1

Approximate gross internal area 1,679 sq ft / 156 sq m. Not to scale; for illustration only.



BLOOM COTTAGE

TYNEMOUTH STREET, FULHAM, LONDON SW6

Guide price: offers over £1,500,000

These particulars are intended as a general guide only and do not form part of any offer or contract. Measurements and distances are approximate. Any reference to development potential is subject to planning permission and to purchasers' own enquiries. Photographs show the property as furnished; furniture and contents are not included unless separately agreed. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the information given.

