



CHATTERTON | REES



**31 Broughton Road, London, SW6 2LE**  
**Guide price £1,575,000**

A virtually brand new build house in the heart of Fulham. The current owner has just finished the build of this beautiful family home, spanning across circa 1700sqft of internal space along with perfectly finished garden to the rear.

The original house was completely stripped back and extended, this included dropping the floor to the rear allowing excellent head height, a side and rear extension creating the most stunning kitchen, dining and living area whilst leaving a lovely bay fronted reception to the front of the property. The whole ground floor is open front to back with a slight split level in the middle, a really great and unique aspect. There is also a utility and downstairs w.c with extra storage.

The first floor holds an impressive master suite with built in wardrobes and an impressive en suite shower room, to the rear you can find a further bedroom and bathroom whilst the upper floor holds a bedroom to the rear and the second suite in the roof with shower room and ample wardrobes built in to the eaves along with a Juliet style balcony.

Ideally located only a short distance to Parsons Green and Fulham Broadway with excellent transport links. The house has new everything including plumbing and electrics with the very best quality fixtures and fittings, A real must see.



# Floor Plan



Broughton Road, SW6

GROSS INTERNAL AREA

157.56 sqm / 1695.96 sqft

DATE OF PLAN: 09/02/2021 LATEST PLAN NO: 3701289



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
157.56 sqm / 1695.96 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
148.58 sqm / 1595.00 sqft

**EXTRINSIC STRUCTURAL FEATURES**  
Excludes terraces, balconies etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited clearances under 2.0m  
12.41 sqm / 133.58 sqft

**NET INTERNAL AREA (NIA) - EXCLUDING RESTRICTED HEAD HEIGHT**  
136.17 sqm / 1468.42 sqft

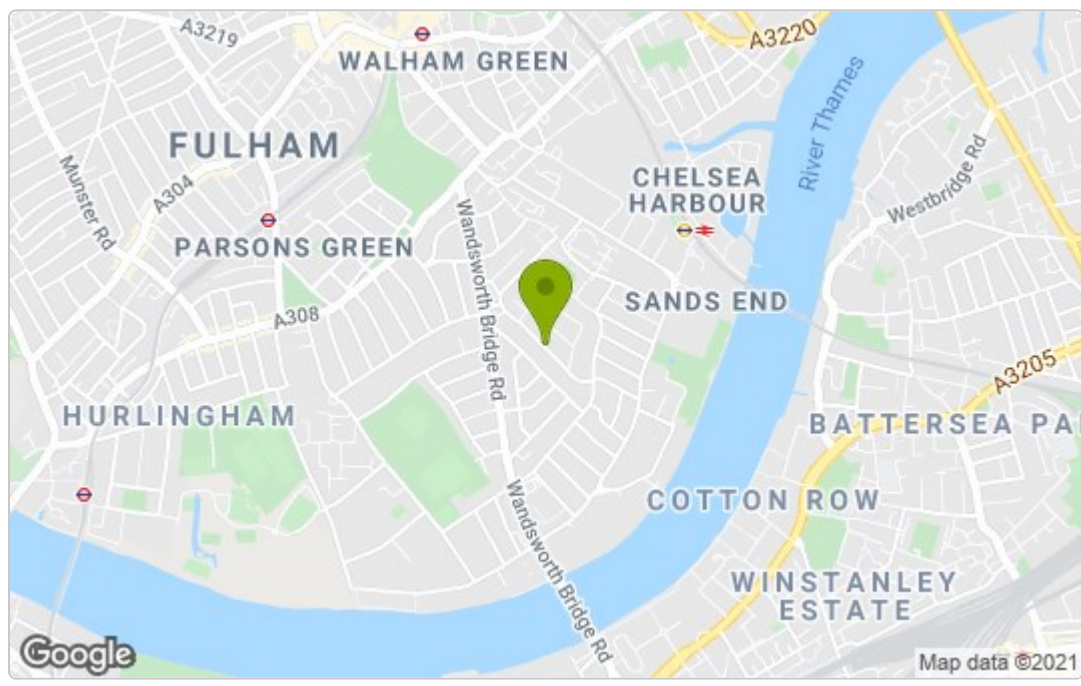
**NET INTERNAL AREA (NIA) - EXCLUDING RESTRICTED HEAD HEIGHT AND EXTRINSIC STRUCTURAL FEATURES**  
136.17 sqm / 1468.42 sqft

**spec Verified** **RICS Certified Property Information**

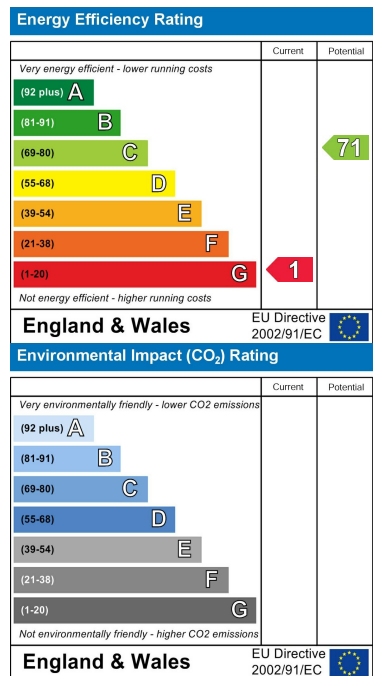
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured by the software.

[www.chattertonrees.co.uk](http://www.chattertonrees.co.uk)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.