



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)
157.56 sqm / 1695.96 sqft

NET INTERNAL AREA (NIA)
148.58 sqm / 1595.00 sqft

EXTRINSIC STRUCTURAL FEATURES
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
12.41 sqm / 133.58 sqft

spec Verified **RICS Certified Property**

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Prices 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.

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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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