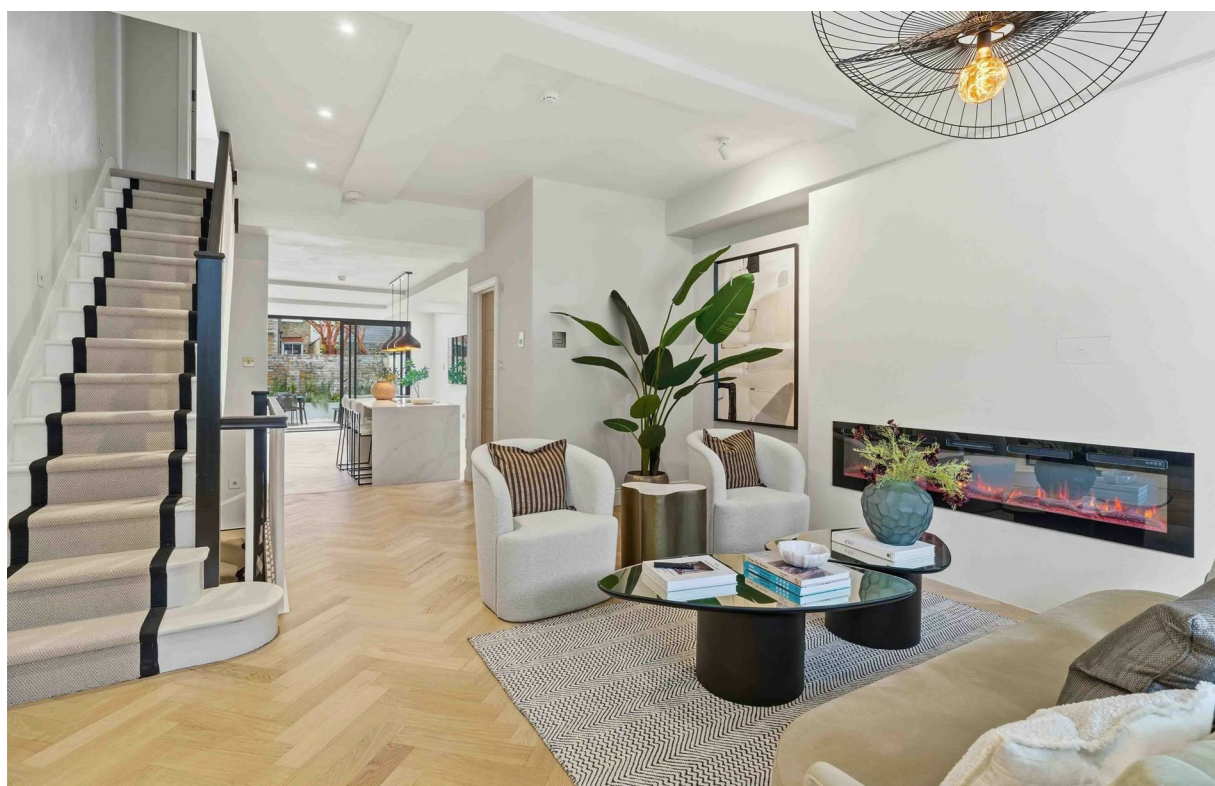


Narborough Street

Guide Price £2,999,950

BR|K



Narborough Street

£2,999,950

Freehold

4 BED

House - Terraced

0000

SQ FT

0000

SQ M

This outstanding property has been subject to a comprehensive 'back to brick' reconstruction. Arranged over four floors and extending to over 2,600 sq ft (XXX sq m), both the living space and bedrooms have been well implemented and balanced. The ground floor has been completely remodelled with enough square footage available to provide the separation needed in this large open plan space, comprising a double reception room at the front and a guest W.C. At the rear is a bespoke kitchen dining room, with integrated appliances and a central island, making it an ideal entertaining area. Full height sliding doors open onto a wonderful south facing private garden. The basement has been converted, offering an impressive family/media room, a double bedroom with an en suite shower room, separate W.C and a utility room. The first floor has an elegant principal bedroom, with ample storage and a superb en-suite bathroom. There is also a large double bedroom with an en suite bathroom. On the second floor is a further double bedroom with built in storage, an en suite bathroom and access onto a superb south facing roof terrace.

Located in the popular South Park area. The house is very close to the southern entrance of South Park. It is ideally positioned, benefitting from the shops, cafés and restaurants on Wandsworth Bridge Road and Parsons Green. There are many sought after nurseries and schools in the vicinity, including Thomas's, Kensington Prep, Fulham Prep, Ecole Marie D'Orliac. The nearest underground station is Parsons Green (district line), as well as Imperial Wharf (Overland to Gatwick Airport) and Wandsworth Town (Overland to Waterloo) stations are also within walking distance. There are also direct

- 4 double bedrooms
- 4 bathrooms
- Double reception room
- Kitchen dining room
- Family / media room
- South facing garden & Roof terrace
- Fully extended & refurbished
- Excellent condition
- Approx. 2,602sq ft (242 sq ft)
- Council tax band - TBC

JAMES SIMS

020 7384 6790

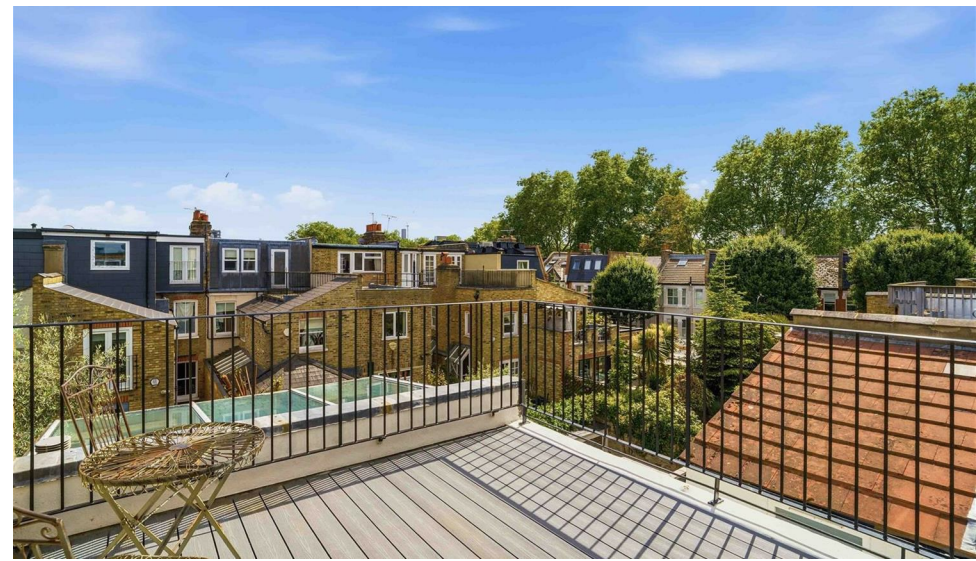
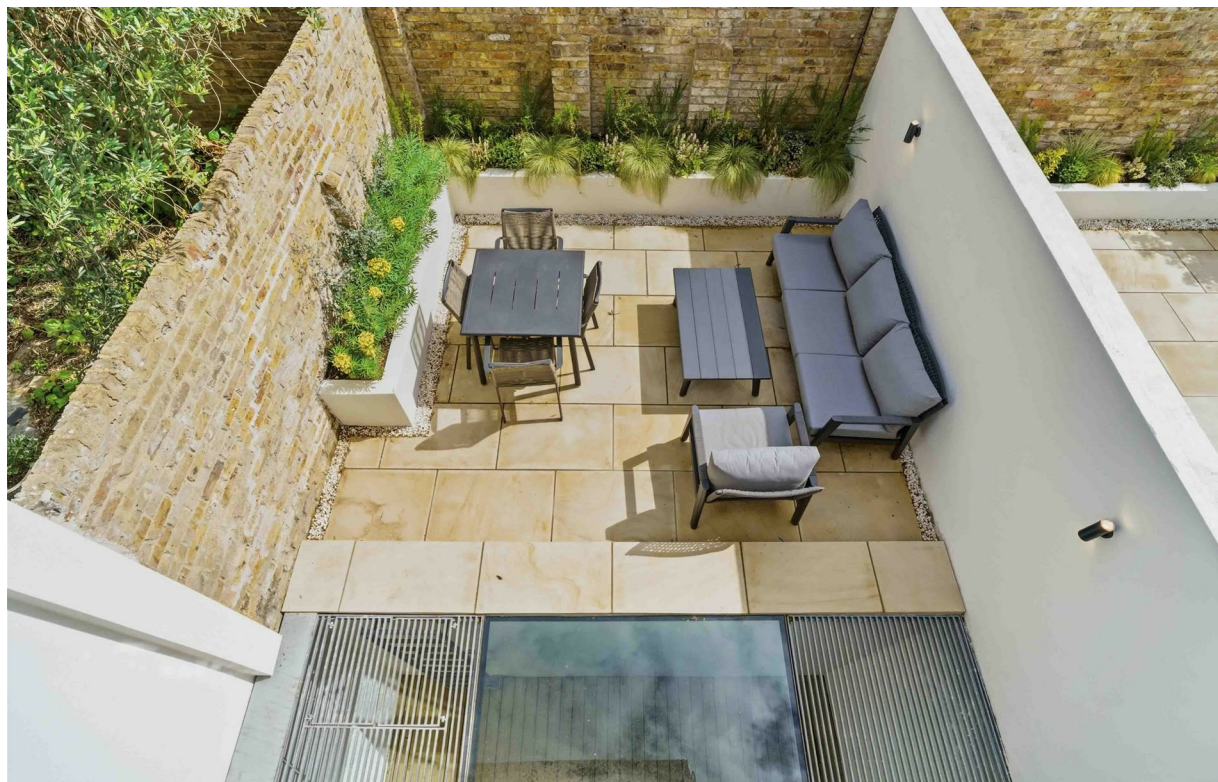
james@brik.co.uk

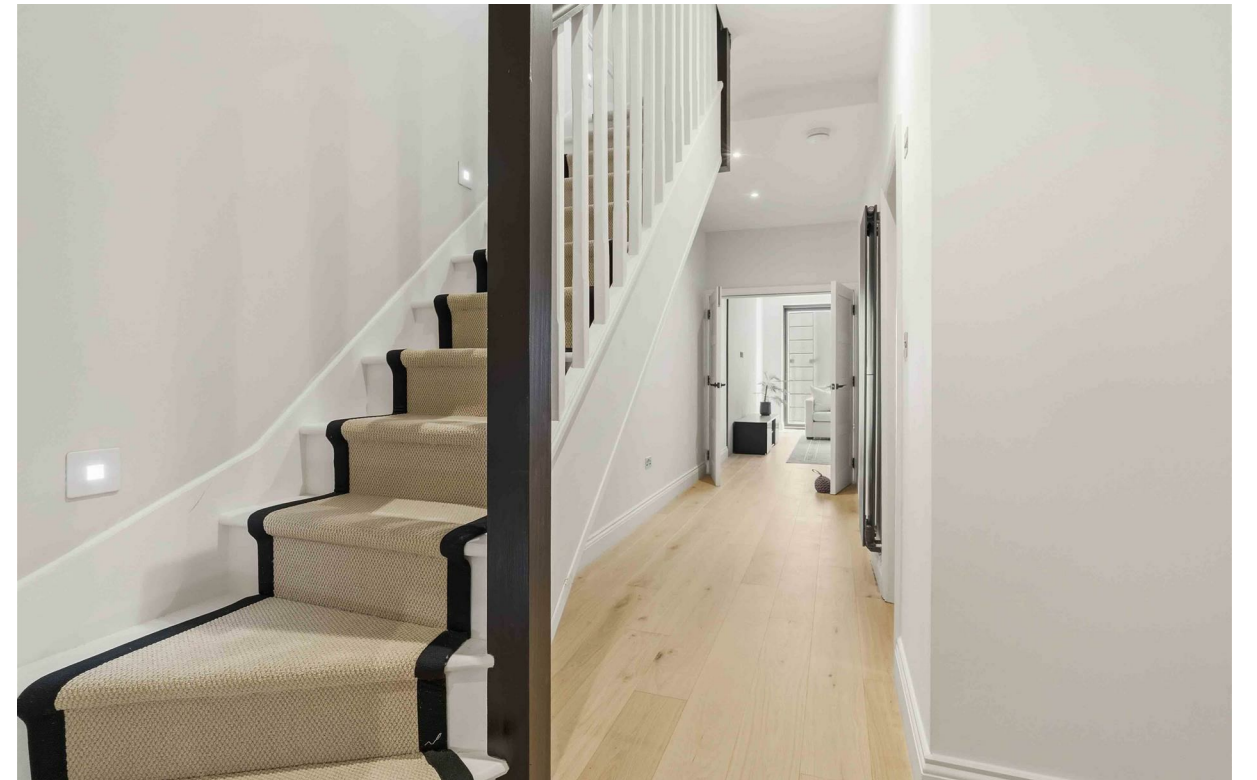


bus routes to central London from Wandsworth Bridge Road.

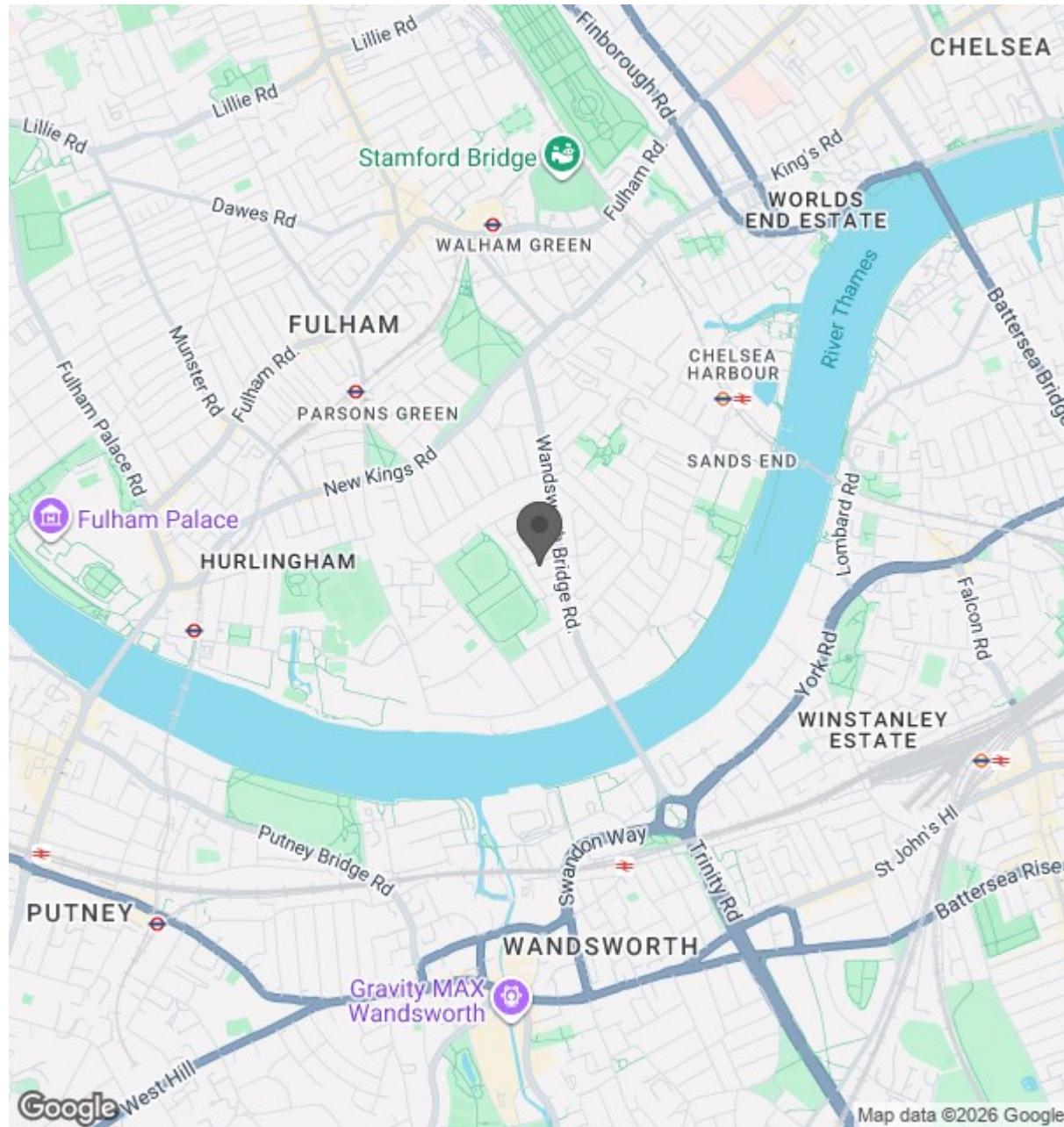
Please note: This property doesn't yet have a Council Tax band assigned.







Location



BRIK

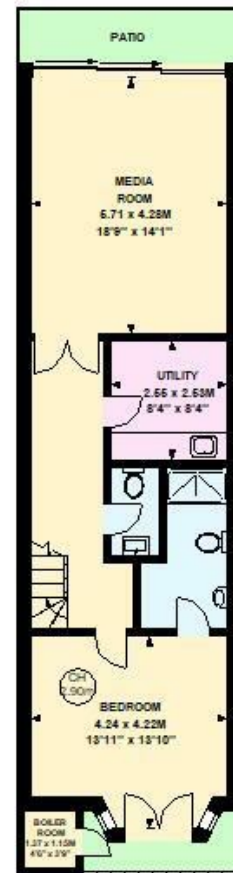
0000
SQ FT

0000
SQ M

Narborough Street, SW6

Approximate gross internal area
241.73 sq m / 2602 sq ft
(Including Eaves/ Boiler Room)
Eaves
0.93 sq m / 55 sq ft
Boiler Room
1.58 sq m / 17 sq ft

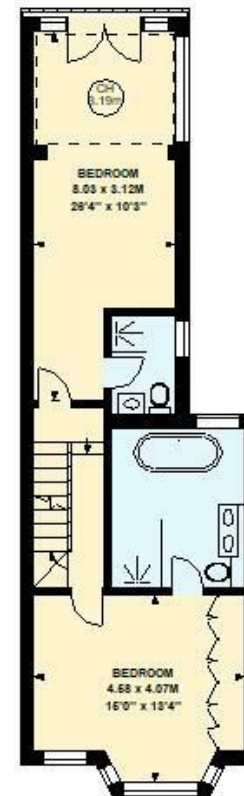
Key :
CH - Ceiling Height



Lower Ground Floor
790 sqft



Ground Floor
791 sqft



First Floor
688 sqft



Second Floor
388 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk