

Britannia Road  
£2,550,000

B R I K



# Britannia Road

£2,550,000

Freehold

5 BED

House - Terraced

0000

SQ FT

0000

SQ M

This stylish family home is arranged over four floors and extends to just under 2,500 sq ft (229 sq m) of well implemented and balanced living space. The raised ground floor offers a wonderfully bright, dual aspect reception room with wood flooring, a Chesney fireplace and French doors leading out onto a private roof terrace with a view over the garden. To the rear is a separate cloakroom/shower room and plenty of storage for shoes and coats. Stairs lead down to an extended, open plan living space, comprising an additional reception/family room, separate W.C, utility and a 22'1 x 15'9 Poggenpohl kitchen, with a central island, integrated appliances and ample space for dining. Bi folding doors lead out onto a 33ft (10m) South West facing garden. At the end of the garden is a great size studio with an en-suite shower room and mezzanine level which has been strengthened to create a sleeping area if required or a very useful storage space.

The first floor has an elegant master bedroom suite, with ample storage and an en-suite bathroom as well as a further bedroom. There are two further double bedrooms, both with built in wardrobes and a modern family bathroom on the upper floor. There is further potential to add additional living space to the house (Subject to planning). Planning permission was approved in 2014 (now expired) for a sub-basement conversion and a further rear extension on the raised ground floor level. (Ref: 2014/03336/FUL)

Britannia Road is a quiet residential street, due to the bollards at the end of the road, restricting all through traffic. The house is located in the desirable Moore Park Estate and is only a stone's throw from Chelsea. With large square windows and

- 5 Bedrooms
- 2 Bathrooms and 2 shower rooms
- 2 Reception rooms
- Open plan kitchen dining area
- Separate W.C & Utility
- Roof terrace
- 33ft SW facing garden
- Garden studio with en suite (5th bedroom)
- Fulham/Chelsea borders
- Approx. 2,488 sq ft (231 sq m)



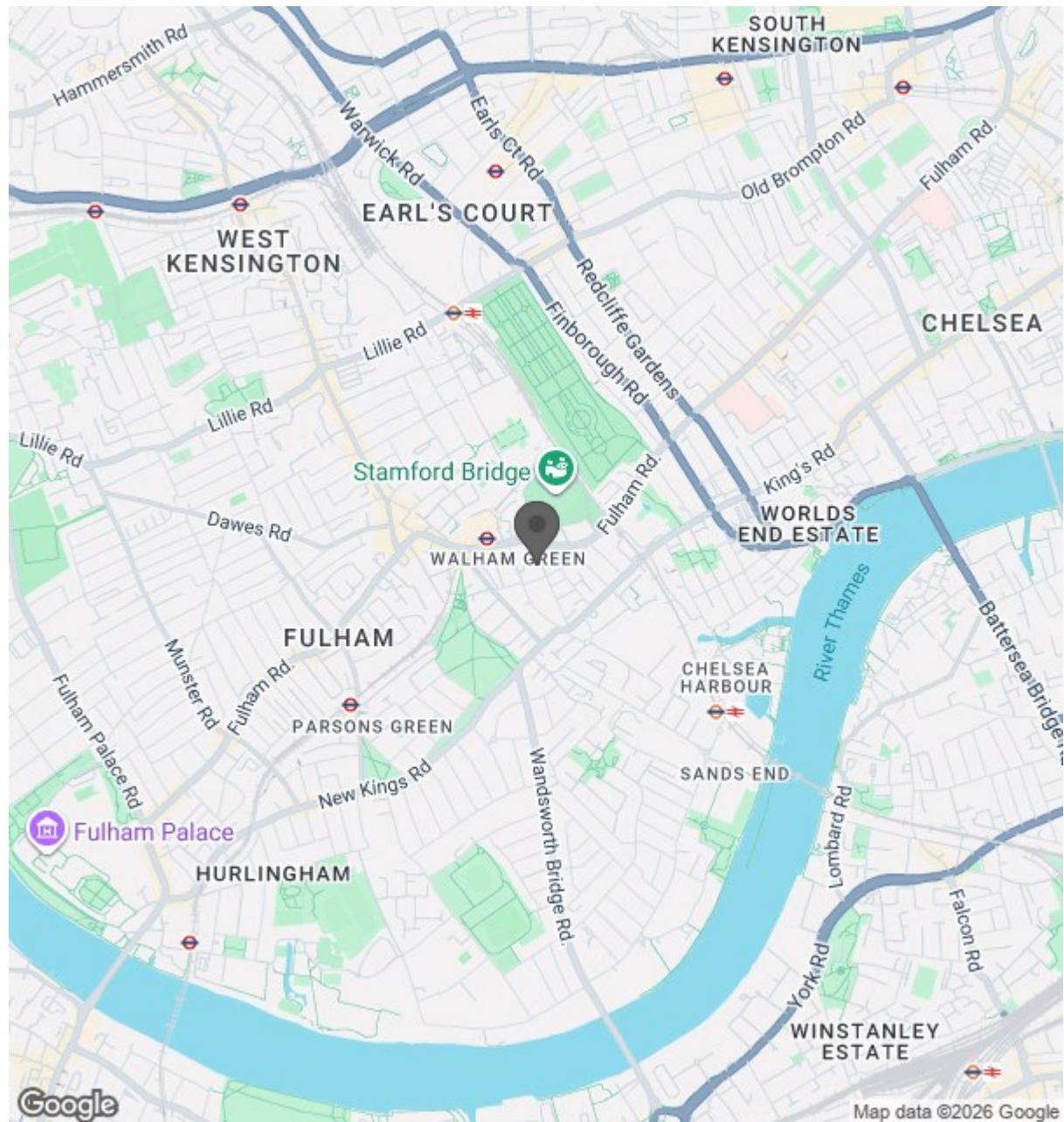
linear terraces the houses in this area are also some of only a handful that look different to their Victorian cousins that make up the rest of Fulham. With their proximity to Chelsea and running off the famous Kings Road, the area is not only one of the most desirable but also one of the most convenient being located very close to Fulham Broadway with its shops,



independent cafes, restaurants and underground station (District Line, Zone 2). There is also a David Lloyd gym, Waitrose and a new M&S Food hall are very close by as well as the large open spaces of Eel Brook Common are also only a short walk away. EPC rating - E



## Location



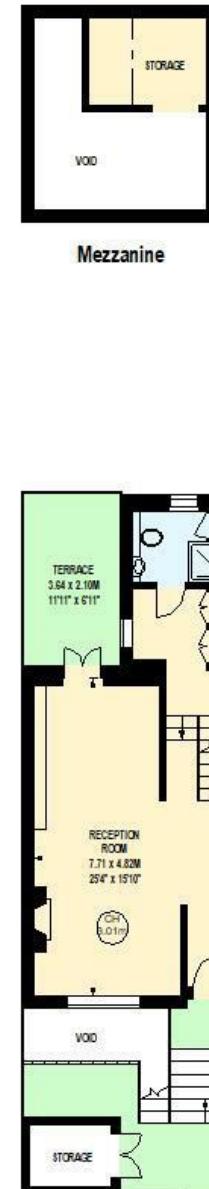
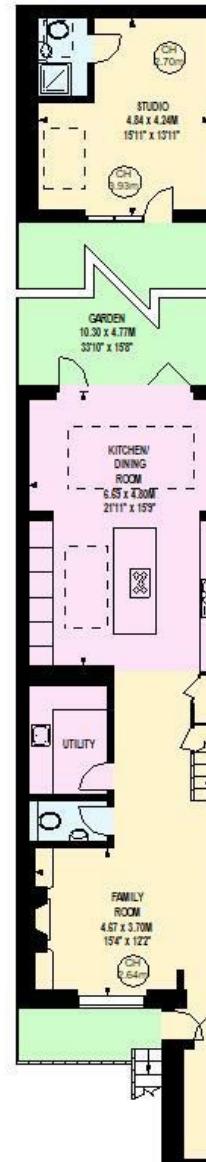
B R I K

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SQ FT

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SQ M



**Britannia Road, SW6**  
Approximate gross internal area  
231.14 sq m / 2488 sq ft  
(Including Studio/ Mezzanine)  
Studio (Including Mezzanine)  
26.10 sq m / 281 sq ft

Key :  
CH - Ceiling Height



Lower Ground Floor  
801 sqft

Ground Floor  
905 sqft

First Floor  
508 sqft

Second Floor  
385 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.

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