



**KNIGHTSBRIDGE**  
INTERNATIONAL REAL ESTATE

Heathcote Gate, Fulham  
London  
£2,000,000 - Guide price



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4



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Superb four/five bedroom end of terrace family home presented immaculately throughout with flexible and versatile living accommodation. Situated within a well maintained, exclusive and secure gated community, which is the property is in a prime location to enjoy everything Fulham has to offer. Surrounded by parkland, it's close to local amenities in Parsons Green, and there are plenty of trendy shops, bars, and restaurants on New King's Road and Fulham Road.

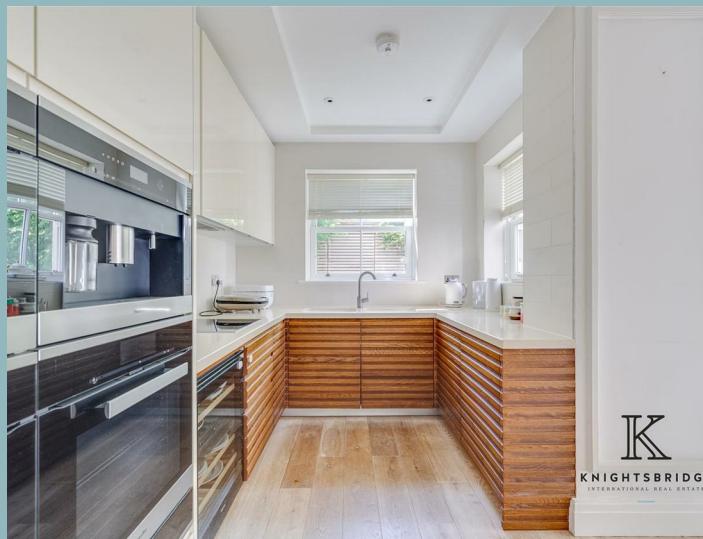
To the ground floor the property offers welcoming entrance hallway, downstairs w/c, reception room, separate utility room and a large well-appointed open plan kitchen with dining area. To the first floor the property boasts an expansive living room with access to a private balcony, a guest w/c and a further reception room which could also be used as a bedroom.

Ascending to the second floor and the property benefits from a large principal bedroom with built in wardrobes, dressing area and en-suite shower room and a further double bedroom also boasting built in wardrobes and an en-suite shower room. To the third floor there are two further double bedrooms, both with built in wardrobes and a family bathroom.

Externally the property is in an exclusive and secure gated community of townhouses and offers a superb rear patio garden with private side gate access and one off-street parking space. Offered to the market with no chain.

Heathcote Gate is an highly sought after development set behind secure electric gates and situated on Sulivan Road, a serene street nestled between Hurlingham Park and South Park. The closest underground station is Parsons Green, located about 0.7 miles away. Additionally, an excellent bus route along New Kings Road provides convenient access to Chelsea and the West End, approximately 0.5 miles from the property.

The area boasts an outstanding selection of educational institutions, including nurseries, primary, and secondary schools such as Pippa Pop-Ins, Thomas's Fulham, and Lady



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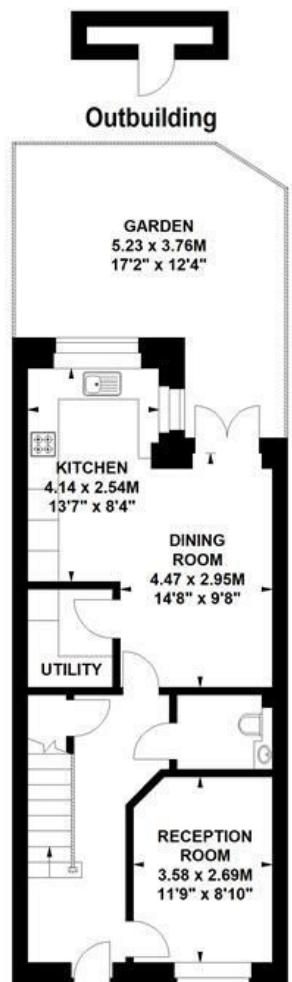
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# Heathcote Gate, SW6

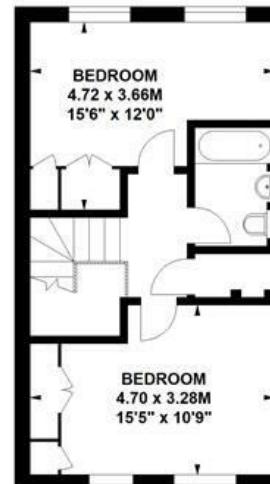
Approximate Gross Internal Area  
192.21 sq m / 2069 sq ft  
(Excluding Outbuliding)



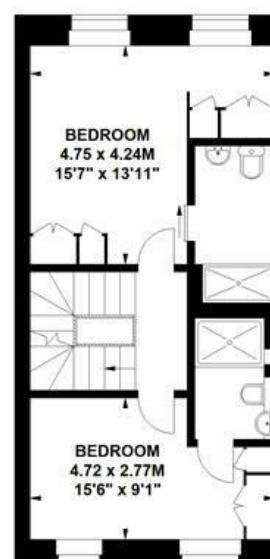
Ground Floor



First Floor



Third Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.  
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.  
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



- Four/five bedrooms with flexible living spaces
  - End of Terrace home with gated side access
- Secure gated community in prime Fulham location
  - Large open plan kitchen with dining area
  - Expansive living room with private balcony
- Principal bedroom with en-suite and dressing area
  - Close to top schools, Parsons Green station and excellent bus routes
- Offered to the market with no onward chain



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