



Sullivan Road, Fulham, SW6

Asking Price: £1,250,000

Benham
& Reeves

Sullivan Road, Fulham, SW6

 3 Bedroom (s)  1 Bathroom (s)  Freehold

An exceptional opportunity to acquire a beautifully presented, bright, and spacious three-bedroom mid-terraced family home on one of Fulham's most sought-after premier residential streets. Offered in immaculate decorative condition throughout, this property seamlessly blends ready-to-move-in comfort with extraordinary future potential.

Significant Scope to Extend (Planning Permission Approved). For buyers looking to add substantial long-term value or grow into their next home, this property represents a rare find. It comes with the distinct advantage of approved planning permission in place to extend. This configuration allows a future owner to vastly increase the footprint, bringing the total internal living accommodation to an impressive size exceeding 2,250 sq ft.

The ground floor features generous living and entertaining space, intentionally designed to maximise natural light and flow. Arranged over the upper levels are three well-proportioned bedrooms and two beautifully finished bathrooms, providing comfortable, private accommodation. To the rear, the property boasts a large, beautifully maintained private garden, a highly coveted asset in prime Southwest London, perfect for outdoor dining, entertaining, and children's play.

Sullivan Road is in very close proximity to the prestigious Hurlingham Club and Lycée school on Clancarty Road. The house is a short distance from the highly regarded Thomas's school and Puffins nursery school. Nearby are all the shops, bars, cafés and restaurants of Wandsworth Bridge Road as well as the large Sainsbury's superstore and the green open spaces of South Park. Transport links are within walking distance to the property from Imperial Wharf and Wandsworth Town Overground stations or Parsons Green and Fulham Broadway tube station, as well as many bus routes available.



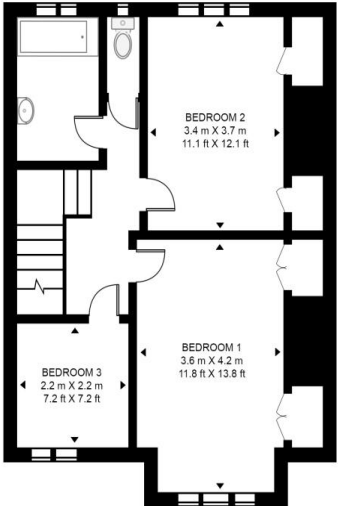
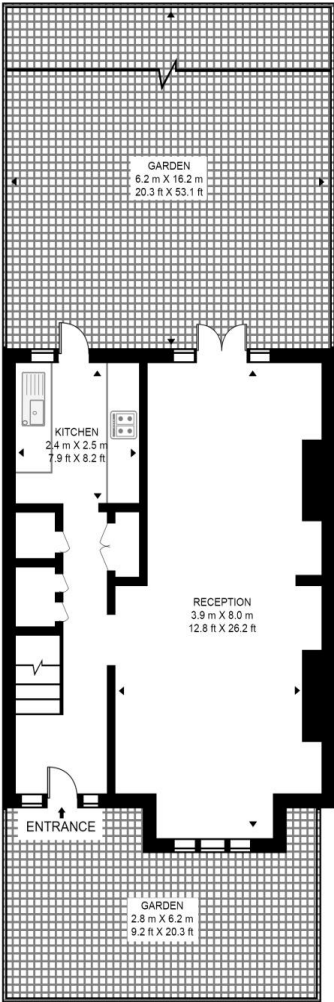


Property Features:

- Three Bedrooms
- 1,003 Square Feet (Approximately)
- Freehold
- Large Private Garden
- Planning Permission Approval to Extend to Circa 2250sqft
- Parsons Green Station 0.6 Miles



SULLIVAN ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1003 SQ.FT (93.2 SQ.M)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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|-------------------|-------------------------------------|
| Asking Price: | £1,250,000 |
| Tenure: | Freehold |
| Anticipated Rent: | £4,000.00 pcm Approx. 3.8% Yield |

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN250085

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