

# FINLAY STREET

London SW6



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Situated on one of Fulham's most desirable residential streets, this exceptional family home offers over 2,800 sq ft of beautifully arranged accommodation across four floors, combining generous proportions with outstanding family and entertaining space throughout.

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Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: G
Tenure: Freehold

**Guide price: £3,350,000**







# BACK TO BRICK FAMILY HOME WITH SWIMMING POOL

Taken back to brick and comprehensively renovated and extended within the last two years, the property has benefited from substantial ground floor, lower ground floor and pod extensions, together with a new roof, solar panels, landscaped garden and complete refurbishment throughout, resulting in an exceptional turnkey home finished to an exacting standard.

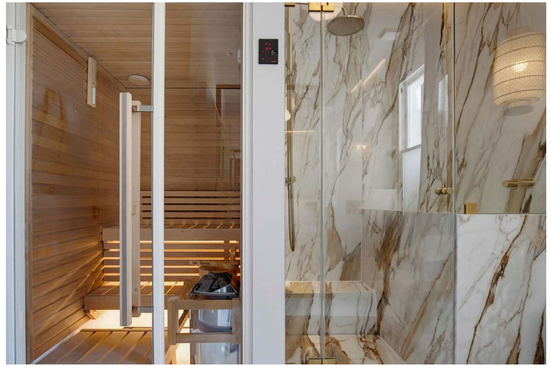
The ground floor is centred around an impressive 31 ft open-plan reception and dining room, creating a superb space for both family living and entertaining. To the front, a contemporary kitchen with a central island provides excellent storage and preparation space, while the reception area opens directly onto a magnificent 47 ft south-facing rear garden. A guest WC completes the ground floor accommodation.






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# PRINCIPAL BEDROOM SUITE WITH SAUNA & COLD PLUNGE

The lower ground floor provides highly versatile accommodation, currently arranged as an extensive media room, together with a utility room and shower room. This floor offers excellent flexibility and could equally serve as a gym, playroom, home office suite or guest accommodation.

The first floor is dedicated to an impressive principal bedroom suite, benefiting from extensive fitted wardrobes, a luxurious en suite shower room and the added indulgence of a private sauna and cold plunge. This floor also features a further double bedroom with en suite bathroom and a dedicated study, ideal for home working. The second floor provides two further generously proportioned double bedrooms, served by a well-appointed shower room, offering excellent accommodation for growing families and visiting guests.

Outside, the beautifully landscaped 47 ft south-facing garden provides an exceptional setting for entertaining and family life, featuring a cleverly concealed swimming pool, a fully equipped outdoor kitchen area and a garden shed, all while enjoying a wonderful sense of privacy.

Prospective purchasers should be aware that the school located opposite the property is currently undergoing renovation works, which may result in temporary disturbance. In addition, there are ongoing discussions regarding potential planning proposals that could permit concerts and events at Fulham Football Club stadium on certain dates throughout the year. Interested parties are advised to make their own enquiries in respect of these matters.

Unless otherwise agreed, all furniture and furnishings are excluded from the sale. A schedule of any items available for inclusion can be provided upon request.





# MOMENTS FROM BISHOPS PARK

Finlay Street enjoys an enviable position, moments from the open green spaces of Bishops Park and the banks of the River Thames. The nearby Thames Path provides a picturesque setting for riverside walks and cycling, while the recently completed Fulham Pier has enhanced the local lifestyle offering with its collection of waterfront restaurants, food hall, wellness facilities and year-round events.

The area is particularly popular with families, benefiting from an excellent selection of highly regarded schools, an abundance of recreational amenities and a strong sense of community. Transport links are equally convenient, with Putney Bridge and Hammersmith stations providing Underground connections across London, while numerous local bus routes offer easy access to Chelsea, Kensington, the West End and beyond.








Approximate Gross Internal Area = 260.96 sq m / 2,809 sq ft (Including Eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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