



CHATTERTON | REES



26 Querrin Street, London, SW6 2SJ

Asking price £1,400,000

This is truly an outstanding four bedroom house in the heart of South Fulham. This house has been completely rebuilt with not a penny spared. The entire ground floor has been knocked through to create a beautiful, bright and impressive family space.

Entering on the ground floor into the very large open plan living space and eat in kitchen/dining room. The house a large low maintenance patio garden to the rear offering a perfect outdoor area for entertaining. On the first floor are three well proportioned double bedrooms, one being the master suite with a beautiful en suite bathroom. On the top floor is another large double room with an en suite shower room. The top floor bedroom leads out on to a large terrace area with surrounding misted balustrades for added privacy.

Querrin Street is one of the quietest roads in the South Fulham area as it is not a cut through road. Only a short walk to the amenities of Wandsworth Bridge Road it is a perfect family area with regular buses to the the Underground Stations of Fulham Broadway and Parsons Green.

Floor Plan



Chatterton Rees

DATE: 15/12/2019

ORDER NO: 46,910,217

Querrin Street, SW6

GROSS INTERNAL AREA
145.0 Sqm / 1560.7 Sqft



<p>GROSS INTERNAL AREA (GIA) Floor to floor of the property</p> <p>145.0 Sqm / 1560.7 Sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external doors (includes walkways, reception floor)</p> <p>135.0 Sqm / 1453.8 Sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, sheds etc.</p> <p>12.0 Sqm / 129.6 Sqft</p>	<p>RESERVED ROAD FOOTING Less than one meter 1.8m</p> <p>5.5 Sqm / 59.3 Sqft</p>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and are excluded from all guarantees. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the plan.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67 → 78		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
60 → 72		
EU Directive 2002/91/EC		

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