

63

63 Broughton Road, Fulham SW6 2LE

Individual, freehold house, 6,523 sq.ft. (606 sq.m.) with consent for an additional 570 sq.ft. (53 sq.m.). Majority double height space, suitable for additional galleries. Exterior restored, interior left in shell-finish.



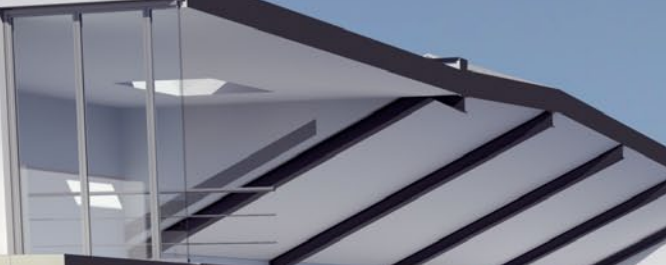
Loud and Western offers four restored, airy, open-plan houses in an iconic building. Leave the restrictions behind.





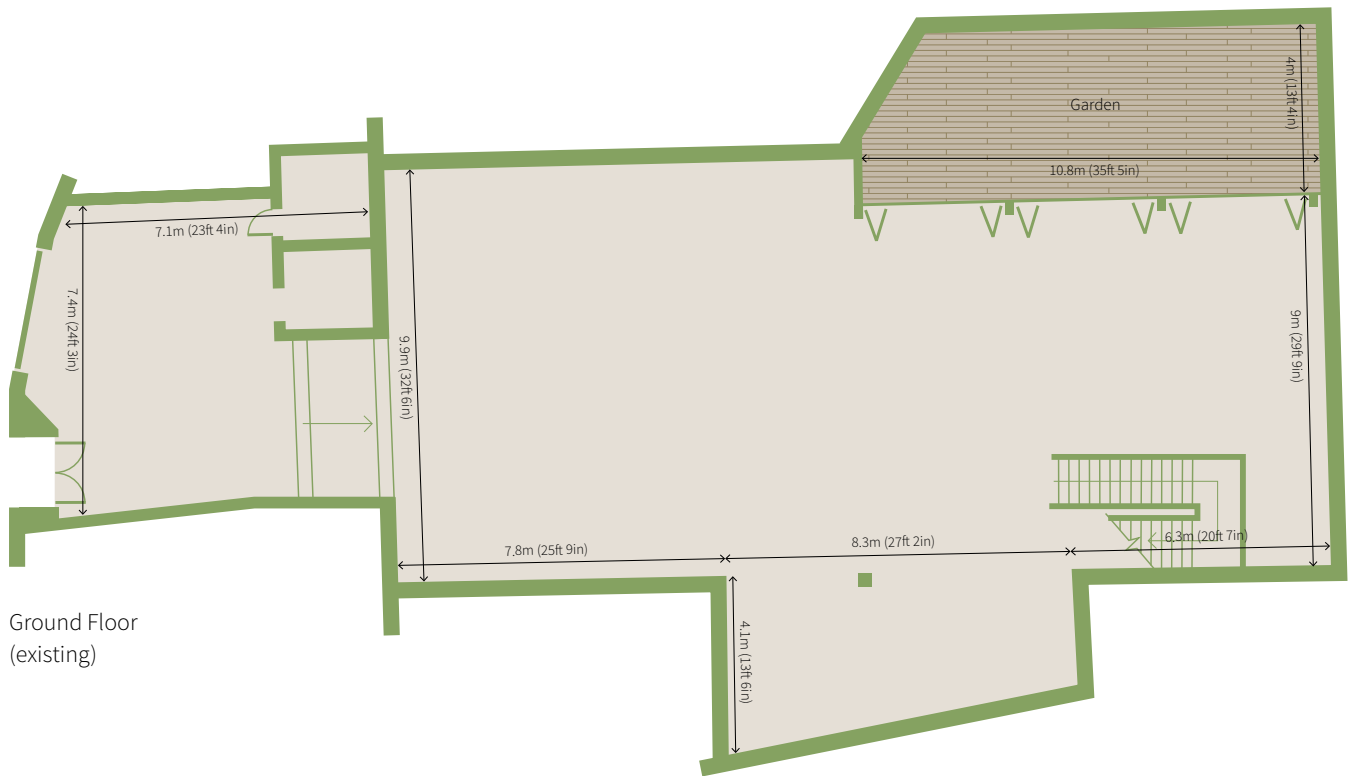
WEST

LOUD & WEST

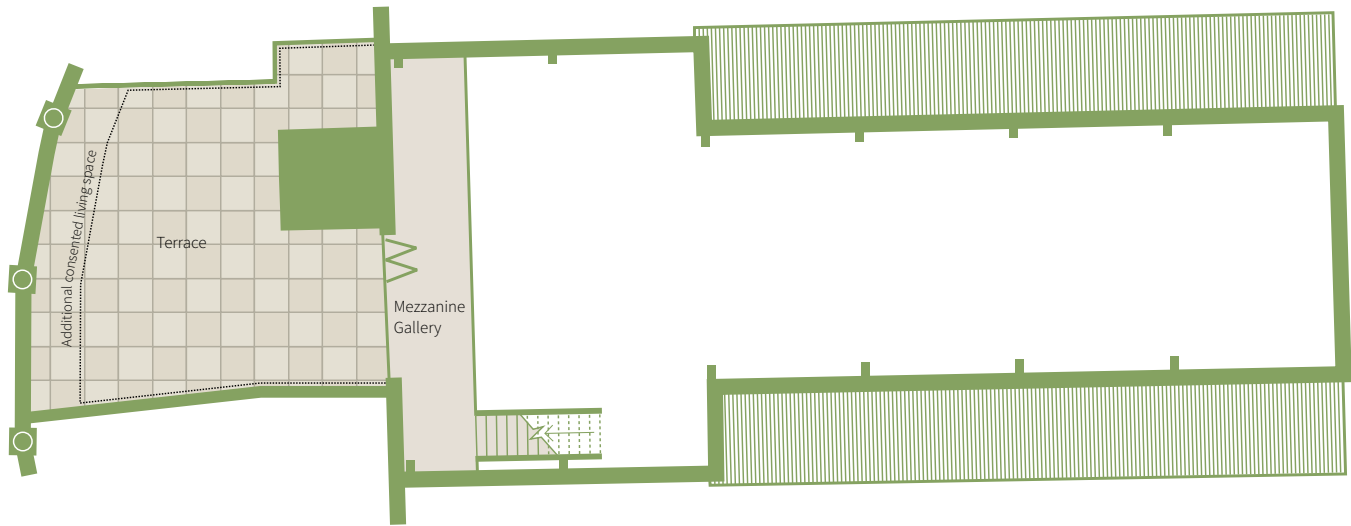




First Floor
(existing)



Ground Floor
(existing)

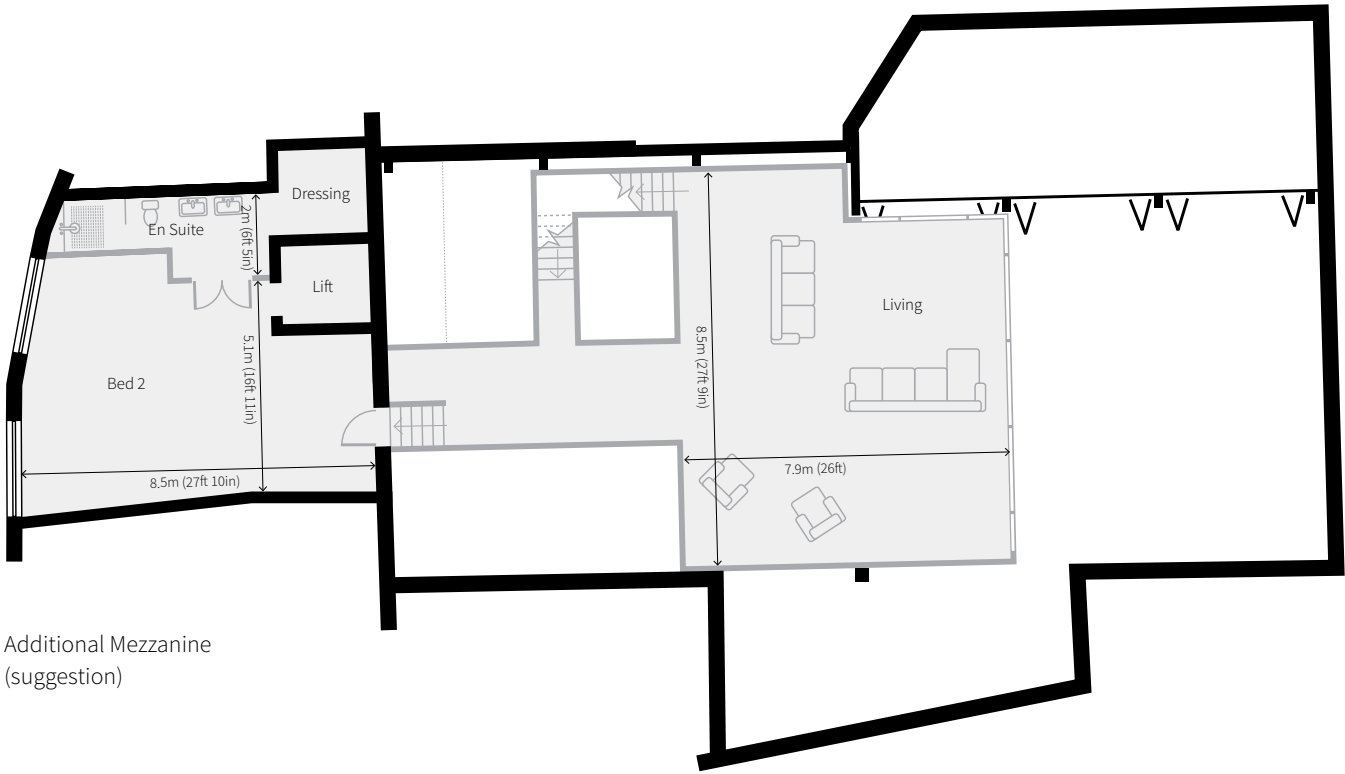


Second Floor
(existing)

63 Broughton Road totals a staggering 6,523 sq.ft. (606 sq.m.) with consent for an additional 570 sq.ft. (53 sq.m.). Ceiling heights up to 5m, ground floor patio and large private south-facing roof terrace.

	sq.ft.	sq.m.
Ground Floor	3,229	300
First Floor	3,103	288
Mezzanine Gallery	192	18
Consented (Second Floor over Roof Terrace)	570	53
Roof Terrace	665	62
Garden/Patio	478	44

- Consent for additional 570 sq.ft. (53 sq.m.) and additional patio
- Ceiling heights of up to 5.0m
- South facing private roof terrace
- Garage
- Lift
- Right for parking permits.
- Feature brickwork and tiling
- New roof, restored/replaced windows, damp and timber guarantees
- Excellent natural light
- Open plan space for maximum layout flexibility



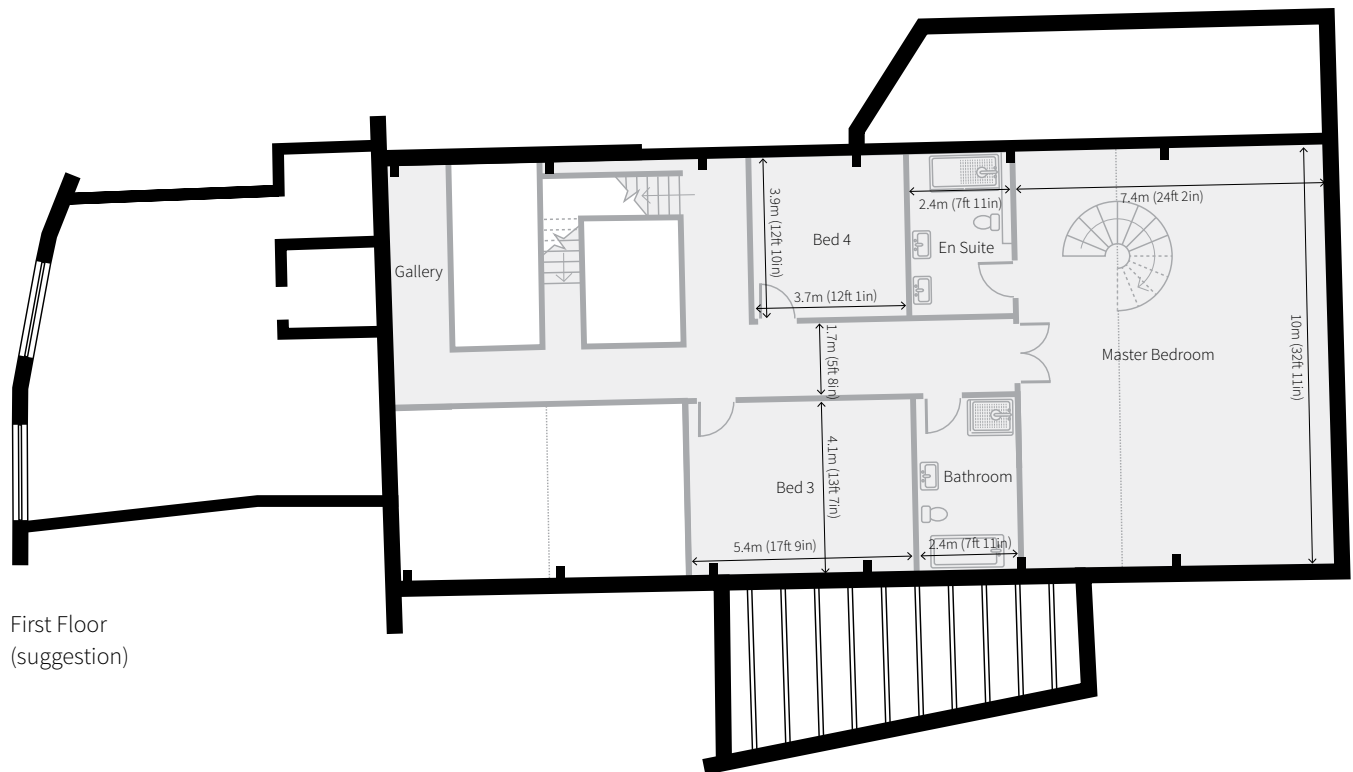
Additional Mezzanine
(suggestion)



Ground Floor
(suggestion)

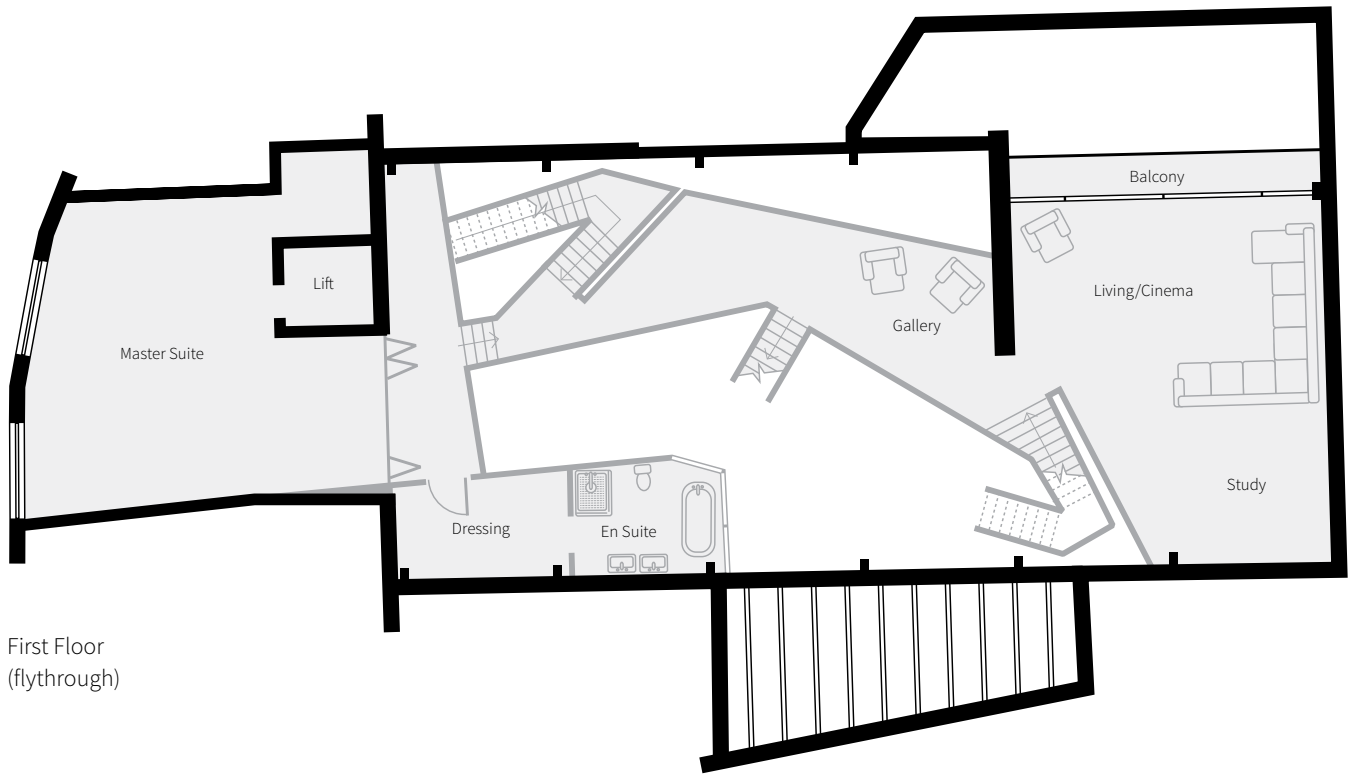


Second Floor
(suggestion)

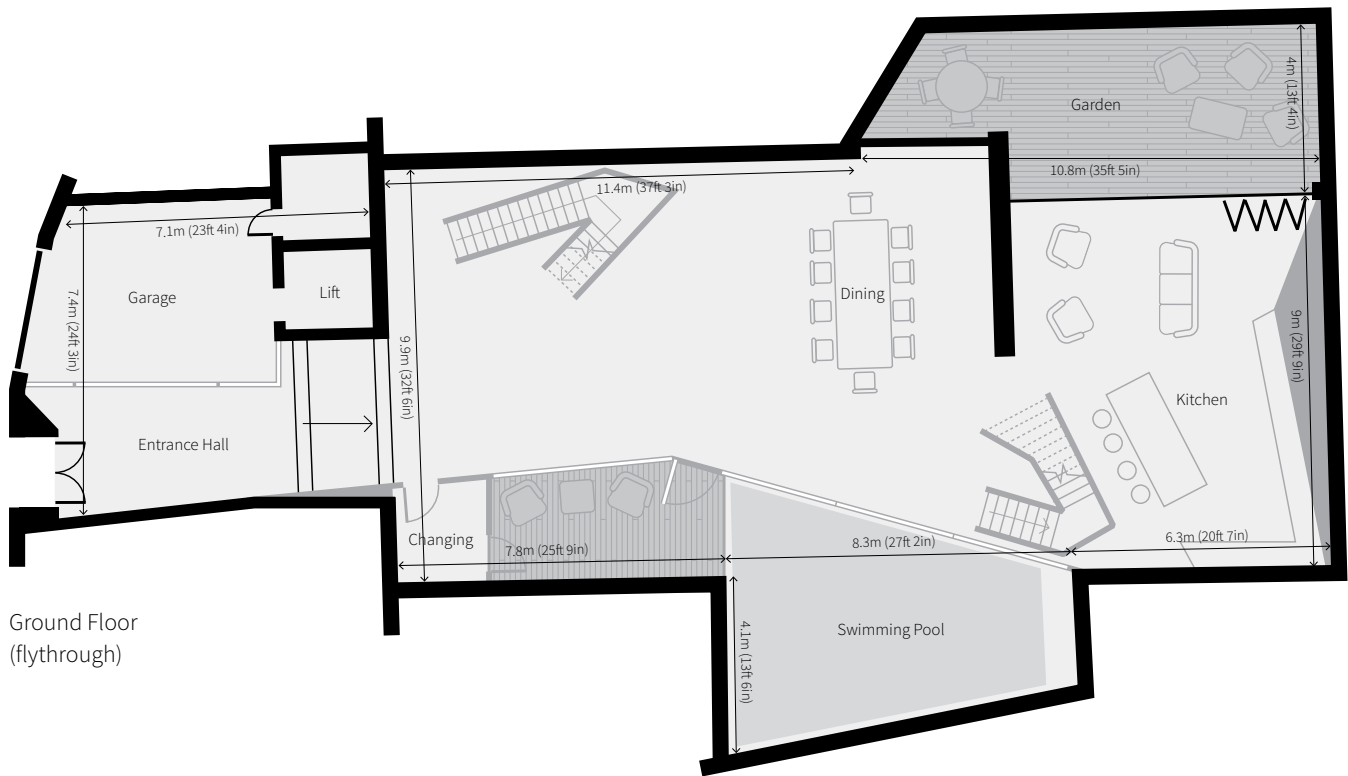


First Floor
(suggestion)

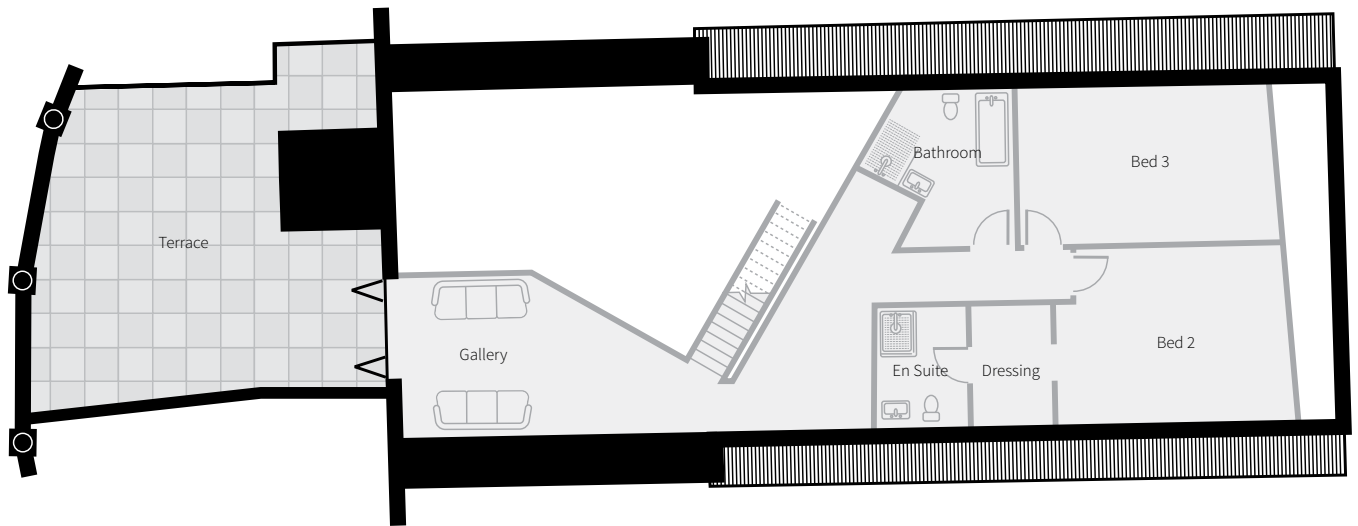
Just one possible internal layout.
Grab a pencil and give it your own spin.



First Floor
(flythrough)

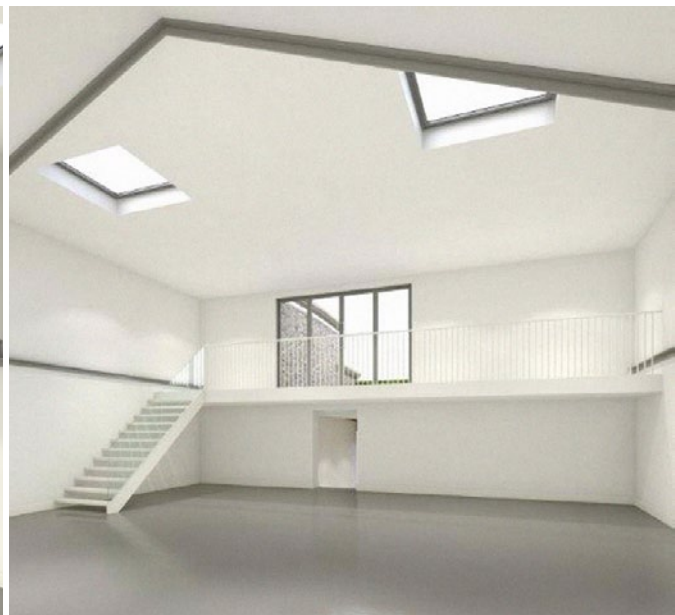


Ground Floor
(flythrough)



Second Floor
(flythrough)

A lavish reworking of the space as suggested in the 'fitted space' flythrough.





A once in a generation opportunity to design a unique living space of extraordinary proportions.



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Energy Performance Certificate: An EPC for each property will be available when restoration/building works are complete.
 Important notice: Any sizes shown are approx net internal areas. These details do not constitute the whole or any part of an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. May 2014.