



SUSAN METCALFE
RESIDENTIAL



Brandon House, Wyfold Road, Fulham SW6

£2,500

Bedrooms	3
Bathrooms	5
Furnished	Furnished
Availability	now
Outdoor Space	Roof Terrace
Parking	Residents Permit

STUNNING & UNIQUE WAREHOUSE PENTHOUSE

The top floor penthouse of a beautifully converted 19th century warehouse. The property is located in the heart of Fulham on Wyfold Road. With two huge terraces providing breathtaking 360 degree views across London, this superb penthouse also benefits from high vaulted ceiling and original wooden flooring as well as beautiful original warehouse-style windows. At almost 3,000 sq ft, this apartment provides an impressive entertaining space. There is a private lift giving exclusive access directly into the apartment. In addition, there are 3 beautifully designed and well laid out double bedrooms each benefiting from either ample built-in storage or balcony access. There are two family bathrooms one with a Turkish steam room and underfloor heating. An internal spiral staircase leads to the conservatory winter garden which provides additional living area and gives



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access to the stunning roof terrace. The penthouse is part of the Brandon House development and is located on the Wyfold Road, close to Fulham Road with easy access to the shops, restaurants and amenities on the area including transport links from Parsons Green and Fulham Broadway (District Line). Access into central London is additionally provided by numerous bus links into Chelsea, South Kensington and Knightsbridge. Share of Freehold with 964 remaining lease.

Features

Entrance Hall, Double Reception Room, Fully Fitted Kitchen, Utility Room, Guest Cloakroom, 3 Double Bedrooms, 2 Bathrooms (One En-Suite), Turkish Steam Room, Roof Terrace, Conservatory, Double Garage, Private Lift.

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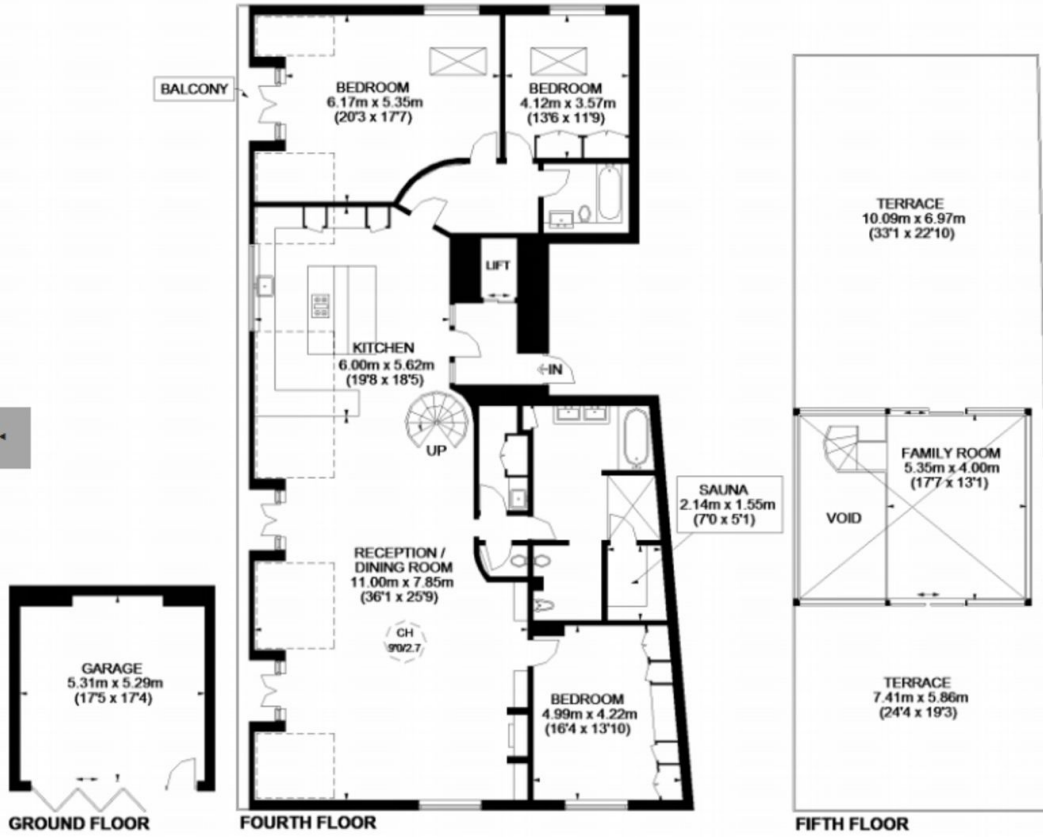
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BRANDON HOUSE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM /
VOID / LIFT)
FOURTH FLOOR = 2154 SQ. FT. (200.1 SQ. M.)
FIFTH FLOOR = 230 SQ. FT. (21.4 SQ. M.)
GARAGE = 310 SQ. FT. (28.8 SQ. M.)
REDUCED HEADROOM
312 SQ. FT. (29.0 SQ. M.)
TOTAL = 3006 SQ. FT. (279.3 SQ. M.)

- = CEILING HEIGHT
- = SKYLIGHT / ROOF WINDOW
- = REDUCED HEADROOM BELOW 1.5M / 50



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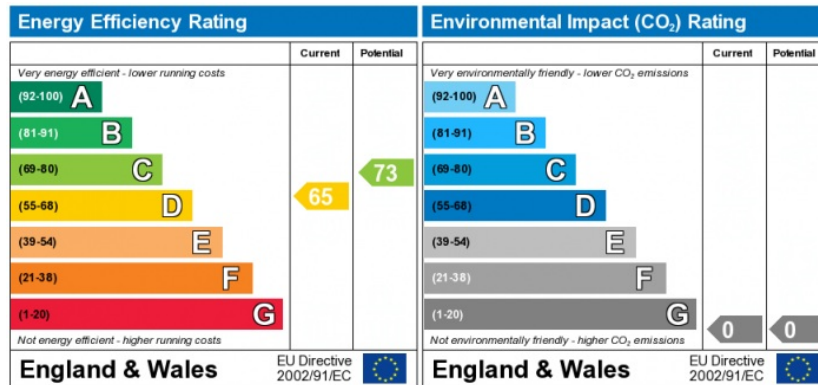
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent and does not include any additional services such as council tax.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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