



## Mirabel Road, SW6

### £1,350,000

A sizable 1,600 sq ft family home boasting four double bedrooms, generous living space and excellent potential situated on one of Fulham's sought after residential streets.

Mirabel Road is a quiet tree lined street perfectly placed for the amenities of both Fulham Broadway and Parsons Green.

### Features

- Chain Free
- Victorian Terrace
- Double Reception Room
- Four Double Bedrooms
- Quiet Residential Street
- Huge Potential For Expansion (STPP)



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This impressively proportioned Victorian house offers a rare opportunity to modernise and expand, with the potential to create a substantial home in excess of 2,000 sq ft (STPP).

The ground floor features a grand double reception room with high ceilings and original cornicing, leading through to a spacious kitchen and dining area. This space offers a clear opportunity for a side-return extension to create a vast, open-plan eat-in kitchen that flows directly onto the private patio garden. On the lower ground floor, a large cellar provides an ideal footprint for a utility room or a full basement conversion to create additional habitable living space.

The first floor comprises three double bedrooms, including a vast principal bedroom with a bright bay window and Juliet balcony. To the rear, the bedroom offers further potential to extend outward over the existing ground-floor structure to increase the internal square footage.

The second floor currently provides a fourth double bedroom and a shower room. There is considerable scope here to enlarge the existing bedroom or to create a private roof terrace, as well as a full loft extension to the front of the house - further maximising the volume of this already sizeable family home.





# Mirabel Road, London, SW6



Total area (approx.): 147.1 sq. m (1583.3 sq. ft)

Balcony area (approx.): 8.2 sq. m (88.2 sq. ft)

## Dexters

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Sales  
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