

Ellerby Street, Bishops Park, SW6
Guide Price £2,500,000



TdeW | Tom de Winton
PROPERTY CONSULTANCY





- Semi-detached un-modernised house
- 54 ft north-west facing garden
- Full planning permission in place
- 5% VAT rating for building works
- Located next to Bishops Park and Bishops Palace
- Potential to more than double the sq footage

Located at the Bishops Park end of this prime tree lined street, this semi-detached un-modernised house with a 54ft north-west facing garden has planning permission in place (Ref: 2019/03723/FUL) to fully extend into the basement, loft, side-return and pod. It offers an ideal opportunity to create and design a home to your own specification. There is a VAT rating of 5% on the house making a significant saving on any build costs.

Ellerby Street is situated off Fulham Palace Road and next to the wonderful Bishops Park and historic Bishops Palace and the River Thames. Putney Bridge tube station (District Line) is situated near by, as well as many excellent local shops, schools and buses in the immediate area and at Parsons Green and on the Fulham Road.



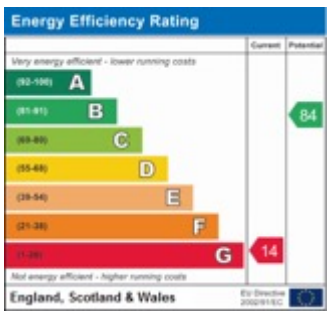
For illustrative purposes only
Subject to planning

Ellerby Street, SW6

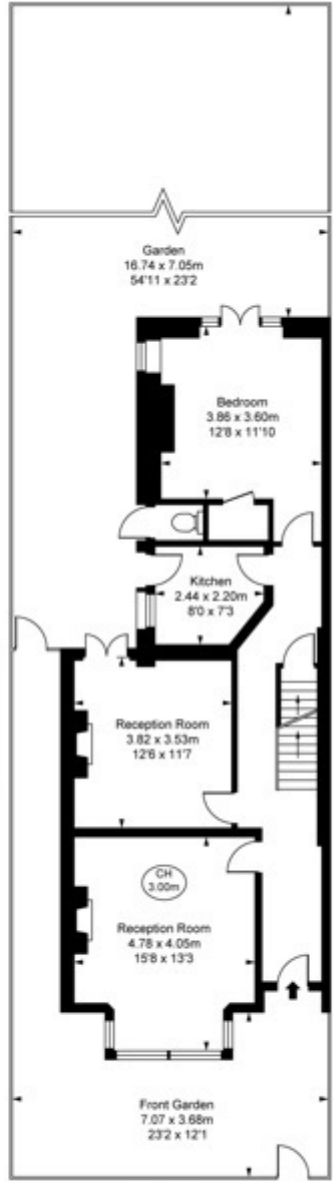
- Existing Building
160.80 sq m / 1,731 sq ft
- Proposed Extensions
(application granted planning consent)
184.71 sq m / 1,988 sq ft
- Total After Extensions
345.51 sq m / 3,719 sq ft
- Potential Additional Area
(subject to planning consent)
7.67 sq m / 83 sq ft



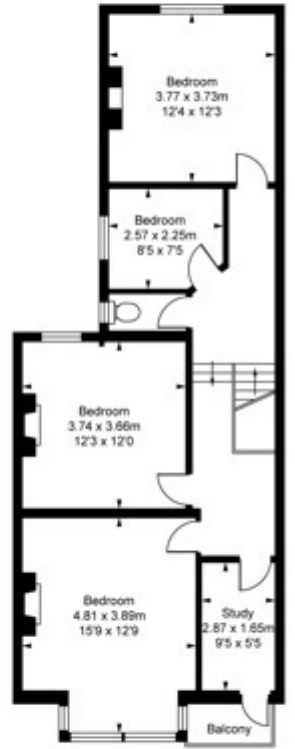
Ellerby Street, SW6
Approximate Gross Internal Area
160.80 sq m / 1,731 sq ft
(Including restricted height
under 1.5m (CH = Ceiling Heights))



Basement
Approximate Gross Internal Area
15.51 sq m / 167 sq ft



Ground Floor
Approximate Gross Internal Area
71.57 sq m / 768 sq ft



First Floor
Approximate Gross Internal Area
73.92 sq m / 796 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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