



BESPOKE PROPERTY CONSULTANTS

102 BELSIZE LANE, LONDON NW3 5BB, UK
T: 0844 843 5648 www.jonathanwestray.com



PENTHOUSE, SULIVAN ROAD, FULHAM, LONDON SW6

£3,500,000

Not only eclectic but also exclusive, this home sits sublimely just above the treetops with far-reaching and uninterrupted pastoral views over Hurlingham Park and beyond. One of only three penthouses this spacious home is truly architecturally dynamic: un-overlooked, with almost 180 degree views from the superb wrap-around roof-terraces, filled with natural light via its many floor-to-ceiling windows, iarranged over two floors with a spectacular double height atrium study / second living-space with reinforced glass roof and walkway linking the master bedroom suite and ample private roof-terrace off it to the rear of the building and another bedroom suite. There are also glimpses of the River Thames from the terraces, as well as views of many iconic London landmarks including the Shard, Putney church spire poking tentatively through the treetops and the four former chimneys of Battersea Power Station to name but a few.

Covering: **BELSIZE PARK FULHAM HAMPSTEAD PRIMROSE HILL WEST HAMPSTEAD KENTISH TOWN CAMDEN TOWN
IBIZA CARCASSONNE**

The heart of this unique home is the vast main living and entertaining room with its double-height vaulted ceiling and west-facing glass “wall” incorporating glass double doors opening onto the wrap-around terraces, bringing outdoor living inside and vice versa, directly overlooking an almost Amazonian array of huge trees of every hue, size and botanical variety populating adjacent Hurlingham Park. The effect is breathtaking and the views at night are entirely magical. For lovers of exclusivity, privacy, security and entertaining in a grand style as well as a sense of being intrinsically connected with Nature, this home is a true gem.

Exuding tranquility, elegance and calm as well as being bathed in natural light, the Penthouse is located towards the end of Broomhouse Lane at the corner with Sullivan Road with a tiny creek or inlet off the Thames lapping quietly against the end of the Lane at high tide.

PENTHOUSE ON 3rd & 4th FLOORS * PRIVATE LIFT TO 3 PENTHOUSES * HALLWAY WITH AMPLE STORAGE * DOUBLE HEIGHT ATRIUM / SECOND LIVING ROOM WITH AIRCON * SOUTH EAST & SOUTH WEST FACING WRAP-AROUND TERRACES * LIVING ROOM WITH VAULTED CEILING & FIREPLACE * BESPOKE KITCHEN WITH MIELE APPLIANCES * GUEST CLOAKROOM WITH WINE COOLER * 4 DOUBLE BEDROOMS WITH 4 EN-SUITE BATH / SHOWER ROOMS * UTILITY / LAUNDRY ROOM * BESPOKE STORAGE SOLUTIONS THROUGHOUT * SECURE OFF-STREET PRIVATE PARKING * EMERGENCY FIRE ESCAPE STAIRS * 286 SQ M / 3,078 SQ FT LIVING SPACE & 78 SQ M / 800 SQ FT ROOF TERRACES





Above: Treetop views from the Penthouse terraces and windows.

















Covering: **FULHAM PRIMROSE HILL BELSIZE PARK HAMPSTEAD KENTISH TOWN CAMDEN TOWN
WEST HAMPSTEAD IBIZA CARCASSONNE**



Penthouse,
Sullivan Road, SW6
Approx. Gross Internal Area *
3080 Ft² - 287.34 M²



Fourth floor



Third floor

Every attempt has been made to ensure the accuracy of this floor plan.
However, measures only are approximate and for illustration purposes only.
Measured in accordance with the BS3 code of measuring practice. Not to scale.

© Gordon Photography Ltd
Tel 01454 626 100, 0197 260 2144
www.gordonphoto.co.uk

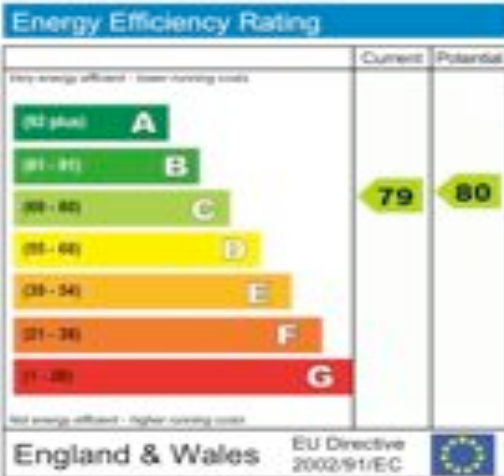
Energy Performance Certificate



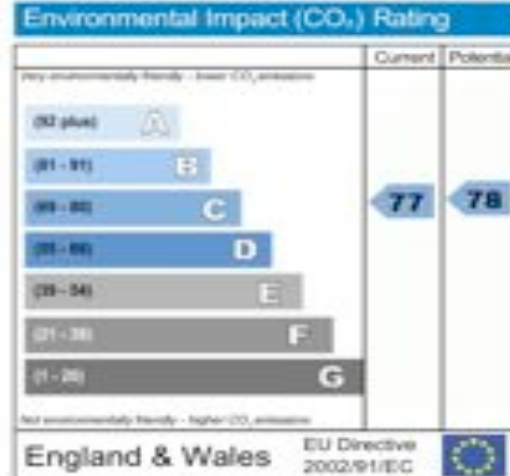
Flat 302
50, Sullivan Road
LONDON
SW6 3DX

Dwelling type: Top-floor flat
Date of assessment: 10 January 2012
Date of certificate: 11 January 2012
Reference number: 0096-2840-6898-9692-1051
Type of assessment: RdSAP, existing dwelling
Total floor area: 274 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to 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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 107 kWh/m ² per year | 100 kWh/m ² per year |
| Carbon dioxide emissions | 5.6 tonnes per year | 5.3 tonnes per year |
| Lighting | £196 per year | £96 per year |
| Heating | £817 per year | £633 per year |
| Hot water | £117 per year | £117 per year |

You could save up to £82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

To arrange VIEWINGS:

Telephone: 0844 443 5648

Email: jw@jonathanwestray.com

To arrange a FREE VALUATION / MARKET APPRAISAL OF YOUR PROPERTY:

Telephone: **0844 443 5648**

Email: [**valuation@jonathanwestray.com**](mailto:valuation@jonathanwestray.com)

We are members of:



NOTA BENE: This brochure is purely a general guide to the property and nothing contained herein either textually or visually is to be relied upon as fact. For specific facts you may rely upon in law regarding the property's tenure, dimensions and condition etc, kindly consult a solicitor and surveyor.

WESTRAY and WESTRAY & CO are trading names of JONATHAN WESTRAY LIMITED.

Registered in England under Company Number: 8359535, incorporated under the Companies Act 2006 as a private company limited by shares.

Covering: **BELSIZE PARK FULHAM HAMPSTEAD PRIMROSE HILL WEST HAMPSTEAD KENTISH TOWN CAMDEN TOWN
IBIZA CARCASSONNE**