

# INIGO



## *Oxberry Avenue*

LONDON

£920,000 LEASEHOLD

This refined two-bedroom apartment in Fulham has been the recent subject of an elegant restoration. Occupying the ground floor of a Victorian terraced house, it is characterised by its soaring proportions, fine stucco work and elegant sash windows. A lovely garden has been redesigned by the current owners and is an idyllic spot to relax and entertain. Set in the south of Fulham, there is access to the amenities and neighbourhood diversions of west London. There are excellent transport links to central London and the green spaces in south-west London, such as Richmond and Hampton Wick.

### *Setting the Scene*

Oxberry Avenue is an elegant street just off the Fulham Road. Constructed in the Victorian era, the wide-fronted houses along it have grand proportions typical of the period. Façades are defined by their sash windows, slate roofs and smart appearance.

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This apartment is on the ground floor of a building constructed from sand-coloured brick in a Flemish Bond, offset by simple terracotta detailing, all accented by white stucco work, including a beautiful floral pediment over the doorframe. A black iron fence marks the entrance to the house, while leather mahonia and rusty blackhaw trees provide natural privacy. For more information, please see the History section.

### *The Grand Tour*

On passing the threshold into the entrance hall, the warm atmosphere of this flat is immediately apparent. A chequerboard floor leads directly to the kitchen-dining area, defined by its low ceiling, timber floorboards and striking 'Green Ground' by Farrow and Ball walls. Wooden cabinetry has been painted cream, with black stained oak work surfaces offset by the white Tadelakt tilework. A butler's sink has smart brass detailing below a sash window, and there is a large Rangemaster cooker.



The main sitting room is at the front of the plan. This striking space is flooded with light from the tripartite bay window composed of sash glass panels surmounted by delicate stained glass in a lattice effect. The high walls have been painted in 'Jitney' by Farrow & Ball, accentuating the original cornice and the ornate ceiling rose. The mahogany parquet flooring with detailed gold inlay has recently been installed, adding to the sumptuous atmosphere of the room; an elegant porphyry marble fireplace creates a striking focal point.

In the main bedroom, walls are dressed with linen wallpaper by Pierre Frey, emphasising the intricate coving, featuring a small dentil cornice and an egg and dart cornice below. Full-length glass and steel doors open directly onto the garden, filling the room with light and blurring the boundary between inside and out. The second bedroom is at the back of the house. Like the kitchen, it is characterised by low ceilings that lend it an air of intimacy. Bold jungle-themed wallpaper, again by Pierre Frey, adds a sense of playfulness to the space, and a window with a blind that matches the wallpaper overlooks the garden.

The bathroom is tiled in cream and white, reflecting light from a frosted sash window. A basement, currently used as additional storage space, completes the flat.

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### *The Great Outdoors*

The house has direct access to the garden from the main bedroom. Its easterly orientation, combined with the layout of the houses on Oxberry Avenue, means that it captures the light all day when it is sunny. A recent overhaul has seen it transformed into a space with a distinctly Mediterranean air; gravel has been laid, the fences have been painted a vine-green and plants, including potted olive trees and Boxwood, and privet shrubs, have been planted.

### *Out & About*

Oxberry Avenue is ideally situated for all of the best things Fulham has to offer. The area has a distinct village feel and a host of independent restaurants, cafes and boutiques. Popular pubs in the area include the White Horse in Parsons Green and the lovely Harwood Arms in Walham Grove. Just steps away from the apartment are La Pizzica for Puglian dishes and The Fulham House Restaurant serving delicious brunches. Slightly further afield is the Michelin-Starred River Cafe. There is a weekly farmer's market at Bishop's Park, and Fulham Palace is also very close.

The neighbourhood has plenty of green spaces, including Hurlingham Park and, across Putney Bridge, Barnes Common Nature Reserve and Richmond Park.

There is a wealth of excellent schools readily accessible across west London. Among the best-known are Fulham School and St Paul's for Girls, which offer private education.

Putney Bridge and Parsons Green underground stations are both within walking distance, a nine and a 16-minute walk, respectively. Both stations are on the District line, with tubes running into central London in under 20 minutes. There are also many bus routes running close to the house. Putney Rail station is under a 20-minute walk with regular trains to Waterloo and the South-East.

Tenure: Leasehold Lease Length: approx. 122 years remaining Service Charge: approx. £1,000 per annum Ground Rent: £0 per annum Council Tax Band: E

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.