

Bovingdon Road. Fulham London.







Vreface.

Reception Room | Kitchen/Dining Room | Large Family Room | Utility | Store | Principal Bedroom with adjoining Bathroom | Further Bedroom with adjoining Bathroom | Two Bedrooms with a Jack and Jill Bathroom

Gardens and Grounds

Private Garden with flagstone terrace

For Sale - Freehold

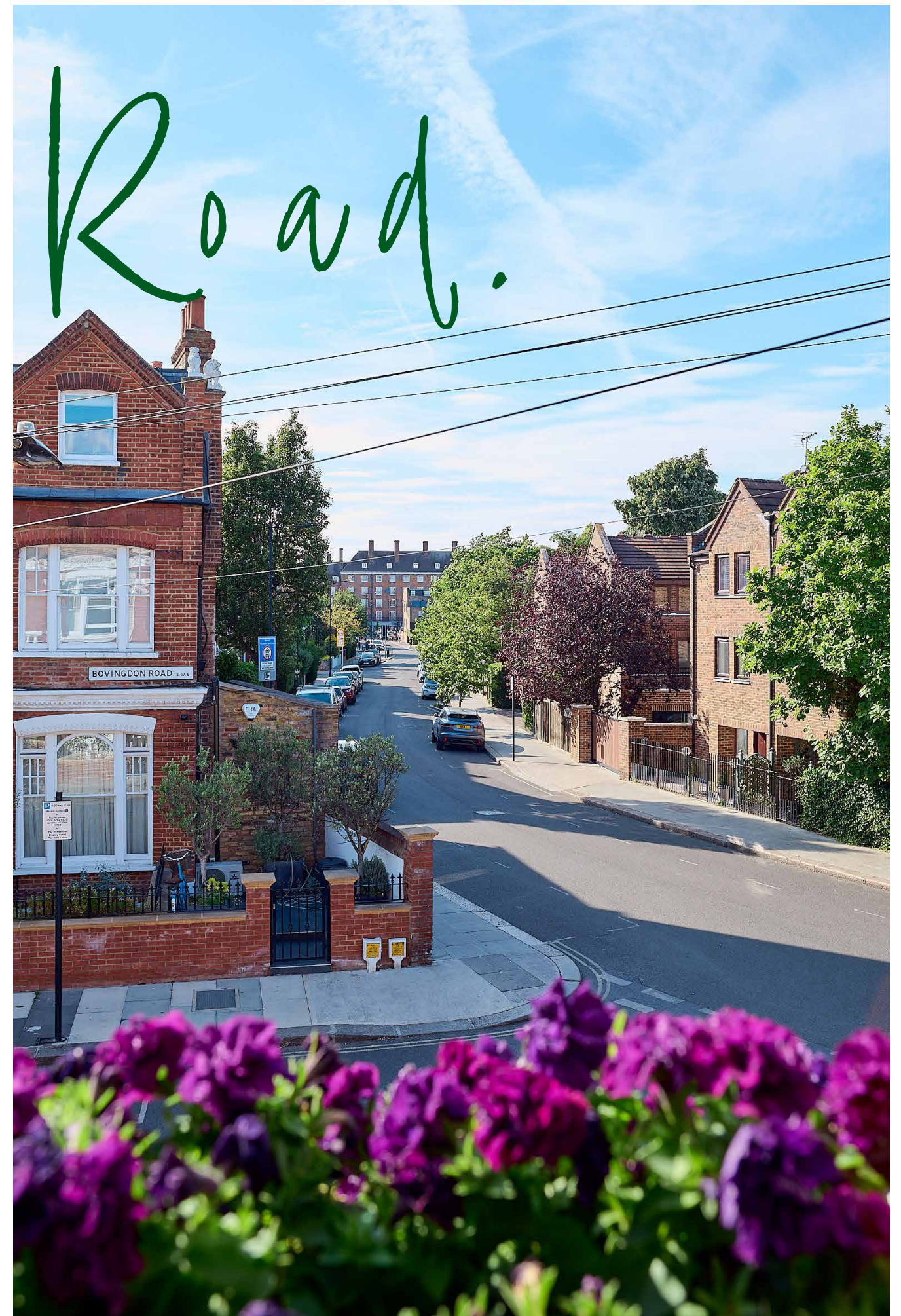
Approximate total Gross Internal Floor Area
2,222 sq ft (206.4 sq m)

INTRODUCING Bovingdon

A Distinguished Terraced House on the
Peterborough Estate -
An Eloquent Study of Architectural Charm and
Urban Heritage

The Setting: An Architectural Jewel in Fulham.

Nestled in the leafy London, and its layout, with avenues of the broad streets and well-tended gardens, fosters this terraced house is part a sense of community rarely found in modern brick residences, their façades rich with ornate detailing and decorative flourishes. Built at the end of the 19th century, the estate is famous for its “Lion Houses,” so named for their distinctive stone lions perched regally above the coping stones—a motif both whimsical and majestic. The estate was developed as an answer to the growing demand for refined, yet accessible, housing in west



Architectural Distinction: Form and Function United.



From the moment one approaches the front gate—wrought iron, with an art-nouveau curl to its design—there is a sense of anticipation. The front garden, though modest by country standards, is lush with lavender, rosemary, and a carefully pruned box hedge, creating a gentle buffer from the world beyond. The entrance is marked by a wide, arched porch, above which a pair of stone lions keep vigilant watch. Their weathered faces speak of decades spent in silent guardianship. The front door itself is a masterpiece: crafted from oak, painted a deep, inviting navy, and adorned with original brass fittings, including a lion's head knocker that gleams with the patina of age. Inside, the house reveals its true elegance. The hallway stretches towards the rear, its original encaustic tiles forming a geometric pattern underfoot. High ceilings emphasize the sense of space, and delicate ceiling roses, along with ornate cornicing, draw the eye upwards. Light filters in from every direction, thanks to a cleverly designed layout that maximizes both sunshine and privacy. To the right lies the drawing room, a symphony of proportions and period features. A bay window allows the morning light to spill in, illuminating walls lined with bespoke bookcases and a marble fireplace that anchors the room. In winter, the flicker of an open fire against the polished wood floors creates an atmosphere both cozy and dignified. Beyond the drawing room, double doors lead to a formal dining room, where intricate plasterwork and a period chandelier evoke genteel gatherings of days past. This room, with its view of the garden, seamlessly blends indoor and outdoor living. French doors open onto a terrace, perfect for summer soirées or quiet moments beneath the wisteria-draped pergola. The lower ground floor contains a large family room, ideal as a home office, along with a utility room and wine cellar.

The Heart of the Home: Kitchen and Family Space.

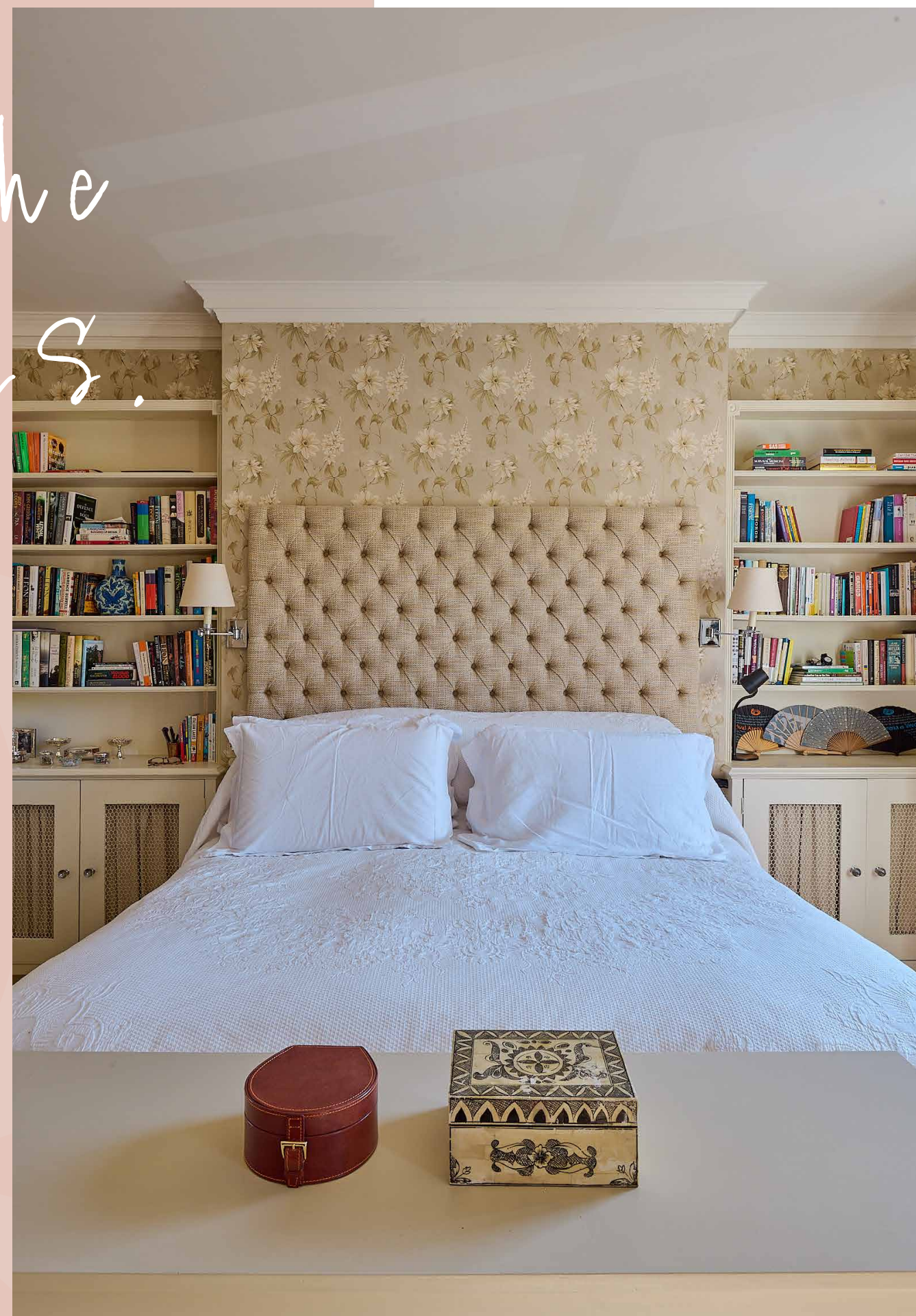
No distinguished house is complete without a kitchen that balances heritage and modernity. Here, the kitchen has been sensitively updated, its bespoke cabinetry echoing the period style while providing all the comforts of 21st-century living. Carrara marble countertops offer cool elegance, and a classic AGA range sits alongside state-of-the-art appliances. The breakfast nook, set beneath a wide sash window, is the perfect spot to greet the day with coffee and the scent of freshly baked bread wafting from the oven. Adjoining the kitchen is a light-filled family room, its skylights and bi-fold doors creating a harmonious transition to the garden beyond. The décor is understated—a celebration of texture and tone, with natural linens, soft wool throws, and carefully chosen antiques that nod to the house's Edwardian origins.

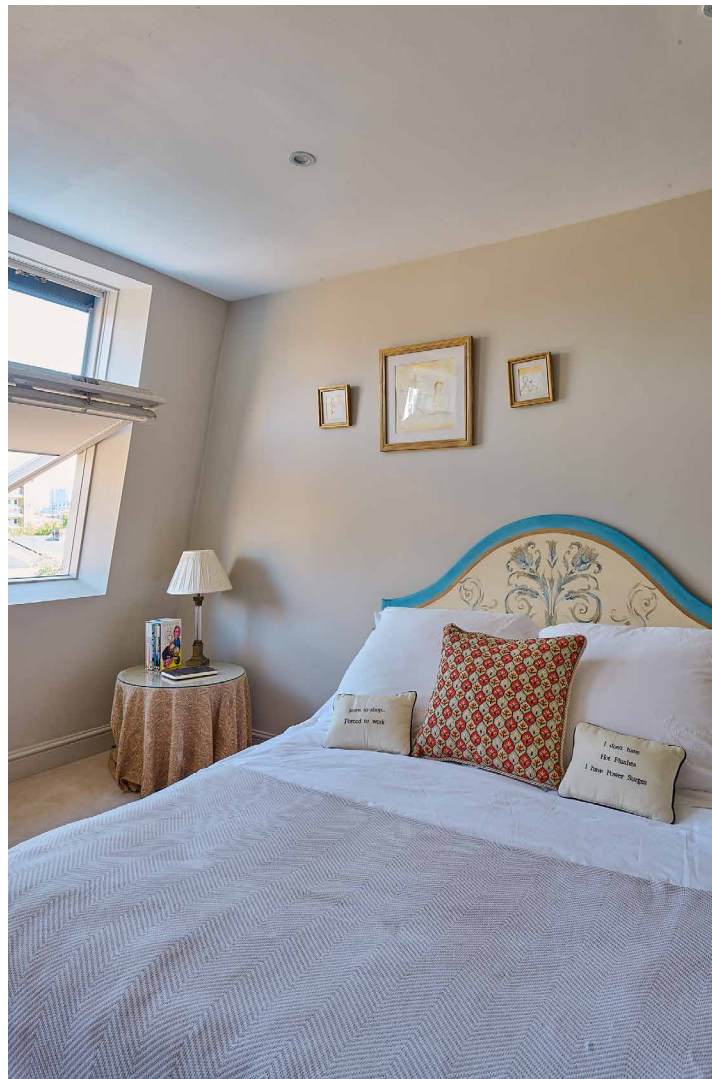
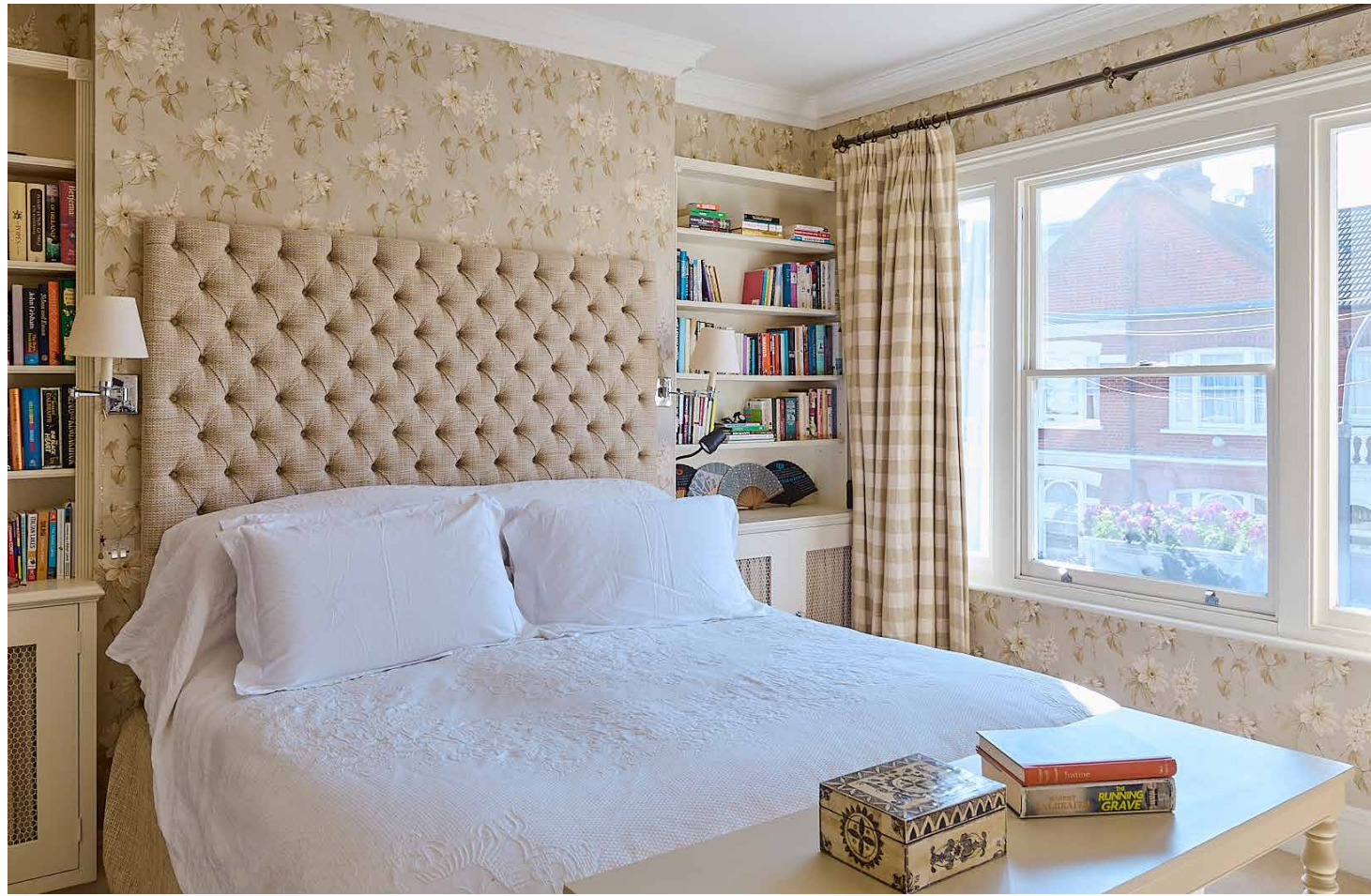


Ascending to the Private Quarters.

The original staircase, with its polished mahogany banister and turned newel post, leads gracefully to the upper floors. Here, the private quarters reveal a deft blend of intimacy and luxury. The principal bedroom is a sanctuary, its proportions generous and its dual-aspect windows offering views over the quiet street and the leafy gardens behind. Decorative paneling and a marble mantelpiece evoke the understated grandeur of the Edwardian era, while built-in wardrobes and a discreet en-suite bathroom add contemporary convenience. Two further bedrooms—each with their own charm—reflect the individuality of the

house. One, currently used as a study, features original fitted cupboards and a period fireplace; the other, adorned with soft pastels and vintage prints, feels like a retreat from the city's bustle. The owners' principal ensuite bathroom is a marvel of restoration: a large bath, encaustic tile floor, and polished nickel fittings evoke the classic beauty of the past, while underfloor heating ensures everyday luxury. An additional bathroom, featuring a walk-in shower, serves the other bedroom on this level, while a generously-proportioned Jack and Jill bathroom provides access between the bedrooms on the second floor.







Behind the house lies a garden that is both private and enchanting. Landscaped in the style of a classic English town garden, it features a flagstone terrace for dining and a mature magnolia tree that bursts into bloom each spring. Here, in the evenings, the scent of jasmine fills the air, and the distant peal of church bells is the only sound to disturb the terrace for dining and a mature serenity.

The Garden: An Urban Oasis.



This distinguished terrace is cherished for its sense of community – it is more than just neighbours know each other by name, and local is an architectural gem; it is a living record of the schools, independent Peterborough Estate's shops, and leafy parks are all within easy reach. Over the decades, its owners have included artists, writers, and professionals, all drawn to the area's balance of tranquility and urban connectivity. The annual summer street party, a tradition dating back generations, brings residents together under the bunting strung between the lion-topped porches. The Peterborough Estate

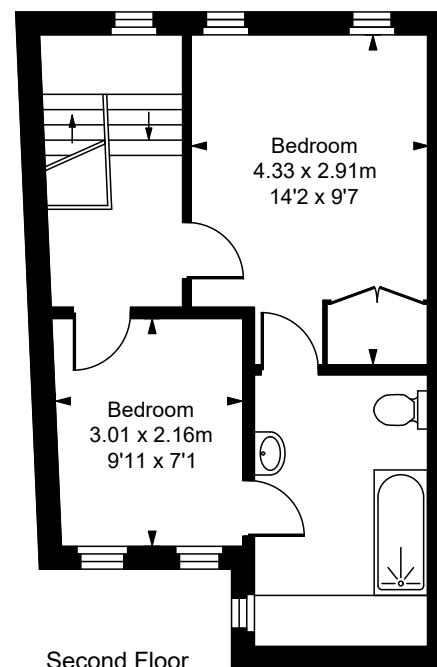
Legacy and Community.



Bovingdon Road, SW6

Approximate Internal Area
205.5 sq m / 2,212 sq ft
Store
0.9 sq m / 10 sq ft

Total Areas Shown On Plan
206.4 sq m / 2222 sq ft



Second Floor

Small Details.

Services: Mains water and electricity. Gas central heating.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

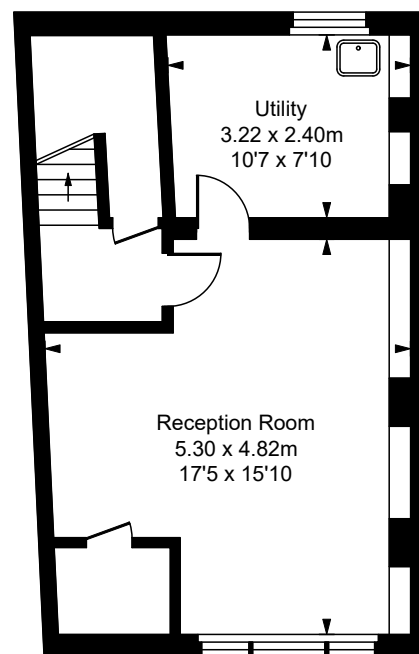
Local Authority: Hammersmith and Fulham

EPC Rating: TBC

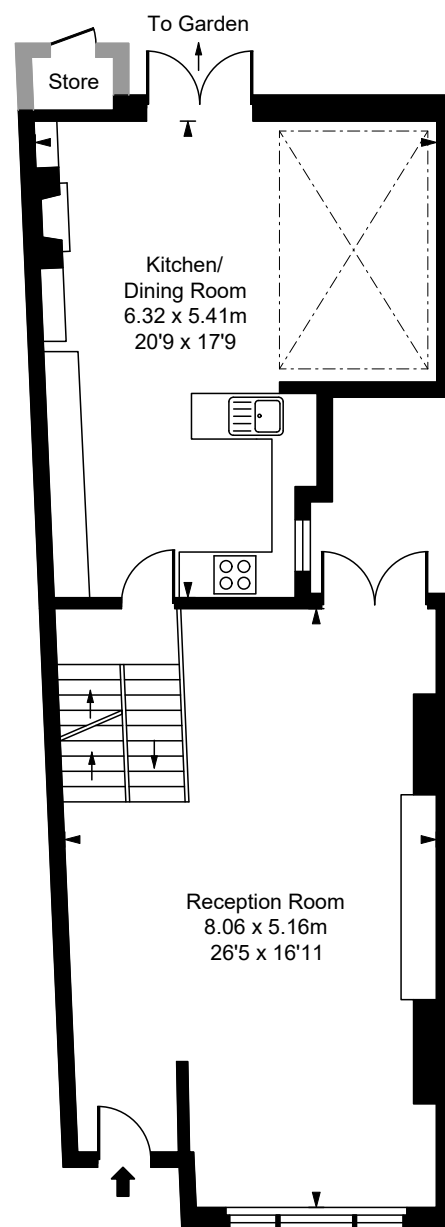
Council Tax Band: G

What3Words: ///feared.dots.torn

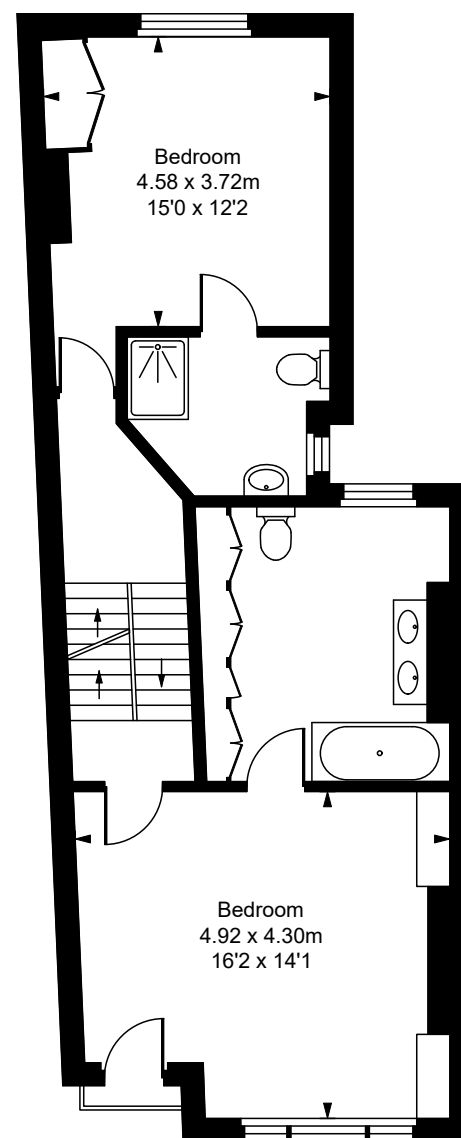
Postcode: SW6 2AP



Lower Ground Floor



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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Photographs and details prepared in July 2025.



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