





Plot 1 - Showhouse





BISHOPS ROW

FULHAM

STEVENAGE ROAD | FULHAM | LONDON | SW6 6PB

Designed for family living, these nine elegant townhouses with stunning Georgian facades incorporate the highest specification and finishes, combined with views towards the River Thames and Barnes Wetland Centre from private roof terraces and balconies. These deceptively spacious new homes are between 4,375 – 6,150 sq ft and comprise 4/5 bedrooms, an impressive kitchen/breakfast room, 4 formal reception rooms, as well as generous leisure spaces including gyms, wine rooms and cinema rooms, which lead onto private covered courtyard gardens with glass ‘walk on’ ceilings.

The formal drawing and dining rooms occupy the entire first floor and feature limestone fireplaces, complemented by herringbone timber flooring and plush inset carpets. The contemporary kitchen/breakfast rooms feature quartz worktops and Miele appliances, and lead onto private west backing gardens with rear pedestrian access to the Thames towpath.

The impressive master bedroom suites all feature walk through dressing rooms, a large en suite bathroom and private balconies. The pièce de résistance in outdoor living comes in the form of the roof top terraces from Plots 8 and 9, which give residents unbeatable views towards the River Thames. Plot 9 will also feature a lift to all floors.

Bishops Row on Stevenage Road is in the Bishops Park Conservation Area, and just a moment’s walk from Fulham’s vibrant centre, tube stations, bus services, and the excellent choice of local schooling including Fulham Prep School, London Oratory School and Fulham Cross Girls’ School.

Arguably Fulham’s most unique and impressive new homes, the craftsmanship and attention to detail surpass expectations, with stunning interior and exterior design and the latest technological features giving Bishops Row individuality whilst retaining the classic Octagon style.



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

RUNNING PARALLEL TO THE RIVER THAMES, THIS UNIQUE DEVELOPMENT OF 9 NEW TOWNHOUSES OFFERS LUXURIOUS AND SPACIOUS ACCOMMODATION, FINISHED TO OUR RENOWNED LEVEL OF SPECIFICATION.

SPECIFICATION, FIXTURES & FITTINGS

- Electronic gate with video entry.
- Marble flooring to entrance halls.
- Elegant staircases with bespoke fretwork balustrading.
- Bespoke flush veneer internal doors with metal feature inlay and polished black nickel furniture.
- Stunning modern linear handleless kitchen units with feature stone splashbacks and 'in frame' lighting.
- Quartz worktops and Miele appliances.
- Bespoke wall hung contemporary floating kitchen cabinets with bookmatched Porcelain Statuario back panels and lacquered shelves with uplighting (Plots 1 - 8).
- Selected Plots with pantries.
- Separate fitted laundry rooms with Miele washing machine and tumble dryer.
- A combination of sliding/stacking wide door to gardens and terraces.
- Timber plank laid flooring to the study, gym and cinema rooms.
- The dining room and first floor landing featuring a timber Herringbone floor.
- Drawing room with contemporary limestone fireplace, features inset carpet and timber border.
- Master en-suite bathrooms with Italian vein-matched marble to walls and floor, bespoke vanity units with twin basins, a freestanding bath and large walk-in shower. Villeroy & Boch and Hansgrohe bathware.
- Secondary bathrooms feature showers, vanity units, heated towel rails and mirrored cabinetry with power provision.
- Master dressing room with bespoke metal inlaid fitted cabinetry.
- Automated curtains in selected areas.
- Carpets to all bedrooms.
- Underfloor heating.
- Lift to Plot 9.
- High level insulation ensuring low heat loss.
- Cat 6 wiring for advanced media systems.
- Building Management system with 'whole house' control.
- Intelligent mood lighting.
- Boosted WIFI.
- Pre-wired for satellite TV.
- NSI approved security alarm system and sprinkler system.
- Comfort cooling and air conditioning in selected areas.
- Fully landscaped private walled gardens to each property with 'walk on' glass floors to covered lower courtyard gardens.
- Power outlets to gardens.
- Terraces to drawings rooms and master suites with views to the River Thames and Barnes Wetland Centre.
- Pedestrian gate to footpath with access to River Thames towpath.
- Residential parking permits available.
- 10 year New Home Warranty.



*VIEW TOWARDS RIVER THAMES
AND BARNES WETLAND CENTRE.*





Computer Generated Image





GROSS EXTERNAL AREAS

House Area	5,462 sq ft
Amenity Area	1,301 sq ft

GROSS INTERNAL AREA

House Area	4,395 sq ft
(Including Plant Room of 173 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	8.30m x 4.65m	27'3" x 15'3"
Gym	4.65m x 3.99m	15'3" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	8.86m x 5.36m	29'1" x 17'7"
Pantry	3.25m x 1.64m	10'8" x 5'4"
Study	3.50m x 2.85m	11'6" x 9'4"

FIRST FLOOR

Drawing Room	7.58m x 5.37m	24'10" x 17'7"
Dining Room	5.36m x 3.90m	17'7" x 12'10"

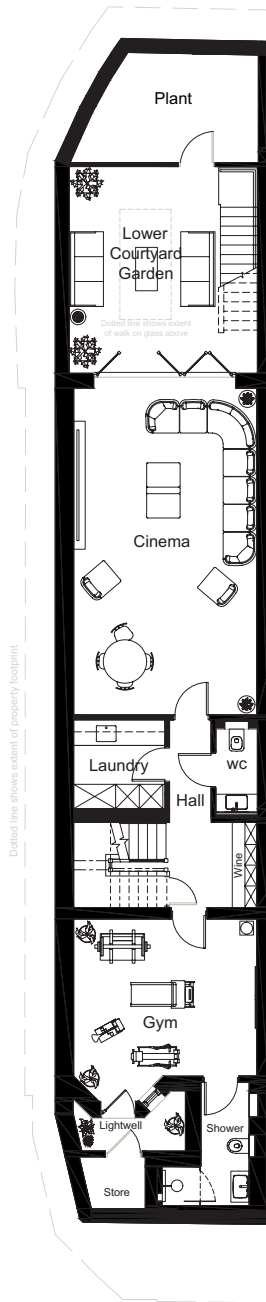
SECOND FLOOR

Bedroom 2	5.17m x 2.68m	16'11" x 8'9"
Bedroom 3	5.16m x 2.55m	16'11" x 8'4"
Bedroom 4	3.86m x 2.69m	12'8" x 8'10"
Bedroom 5	3.86m x 2.54m	12'8" x 8'4"

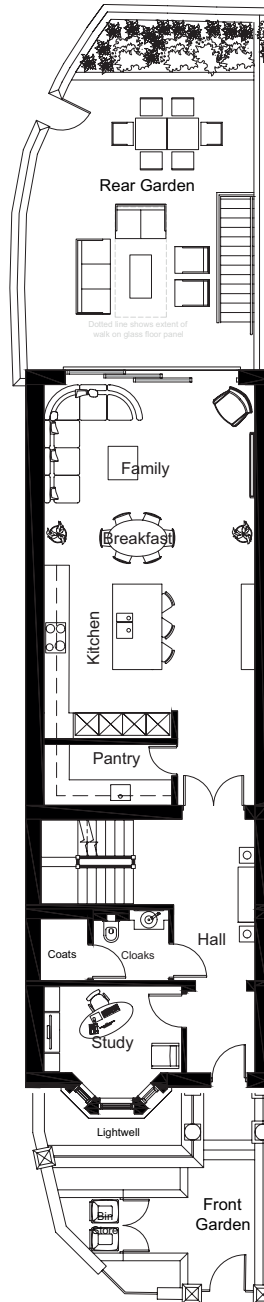
THIRD FLOOR

Master Bedroom	5.36m x 4.56m	17'7" x 14'11"
Master Dressing	5.75m x 1.91m	18'10" x 6'3"

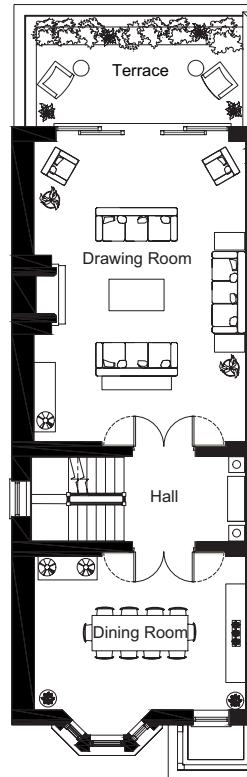
Amenity Area = Gardens, Lightwells, Balconies and Terraces.



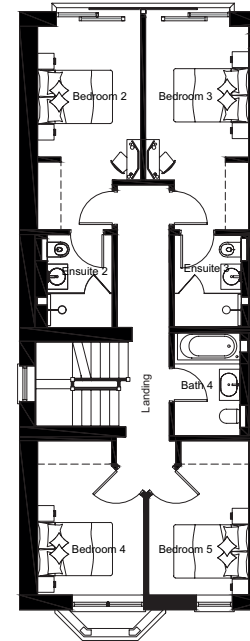
Lower Ground



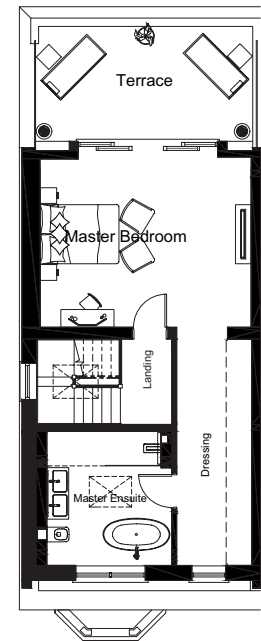
Ground



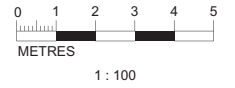
First



Second



Third





GROSS EXTERNAL AREAS

House Area	4,965 sq ft
Amenity Area	1,415 sq ft

GROSS INTERNAL AREA

House Area	4,365 sq ft
(Including Plant Room of 160 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	8.30m x 5.24m	27'3" x 17'2"
Gym	5.24m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	8.86m x 5.24m	29'1" x 17'2"
Pantry	3.25m x 1.64m	10'8" x 5'4"
Study	3.37m x 2.85m	11'0" x 9'4"

FIRST FLOOR

Drawing Room	7.01m x 5.23m	22'11" x 17'2"
Dining Room	5.23m x 3.90m	17'2" x 12'10"

SECOND FLOOR

Bedroom 2	4.60m x 2.55m	15'1" x 8'5"
Bedroom 3	4.60m x 2.55m	15'1" x 8'5"
Bedroom 4	3.92m x 2.57m	12'10" x 8'5"
Bedroom 5	3.92m x 2.54m	12'10" x 8'4"

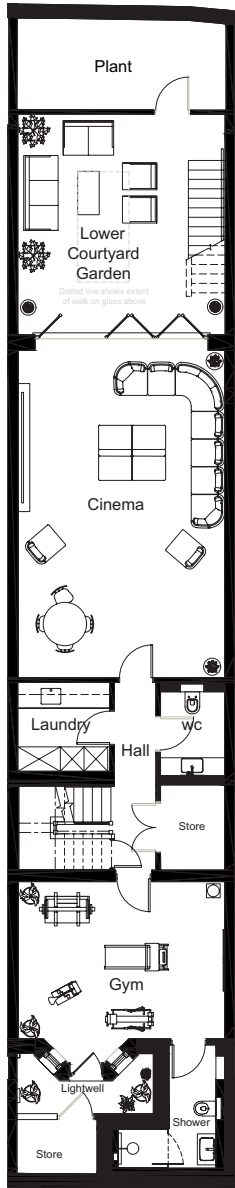
THIRD FLOOR

Master Bedroom	5.23m x 4.01m	17'2" x 13'2"
Master Dressing	5.75m x 1.77m	18'10" x 5'10"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

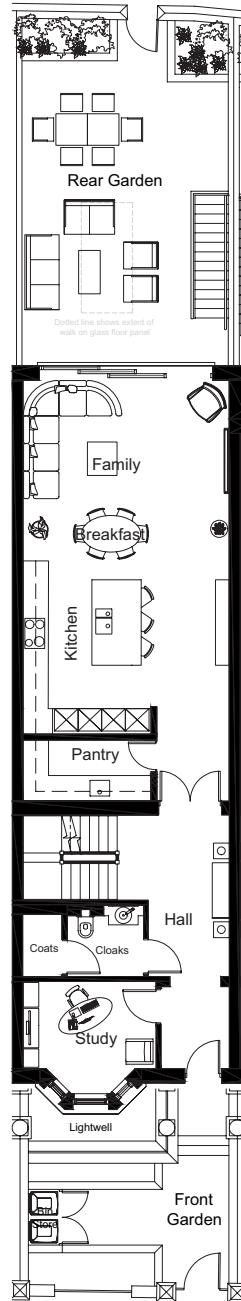


Dotted line shows extent of property footprint

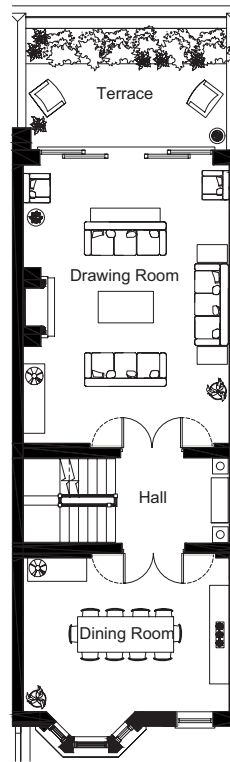


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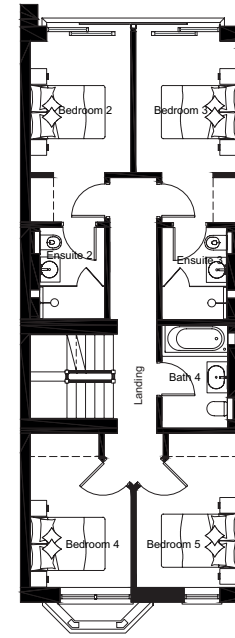
Lower Ground



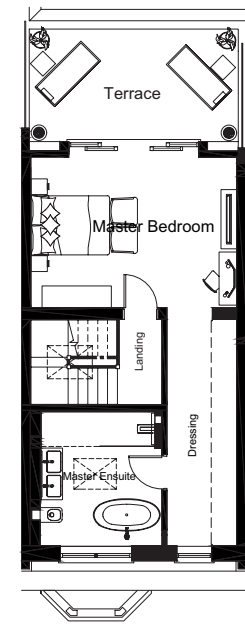
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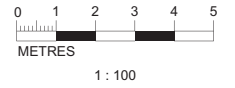
First



Second



Third





GROSS EXTERNAL AREAS

House Area	4,730 sq ft
Amenity Area	1,465 sq ft

GROSS INTERNAL AREA

House Area	4,116 sq ft
(Including Plant Room of 168 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.96m x 5.23m	22'10" x 17'2"
Gym	5.23m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	9.27m x 5.23m	30'5" x 17'2"
Study	3.37m x 2.83m	11'0" x 9'4"

FIRST FLOOR

Drawing Room	6.61m x 5.23m	21'8" x 17'2"
Dining Room	5.23m x 4.01m	17'2" x 13'2"

SECOND FLOOR

Bedroom 2	5.23m x 4.05m	17'2" x 13'3"
Dressing 2	2.29m x 1.95m	7'6" x 6'5"
Bedroom 3	3.92m x 2.54m	12'10" x 8'4"
Bedroom 4	3.92m x 2.57m	12'10" x 8'5"

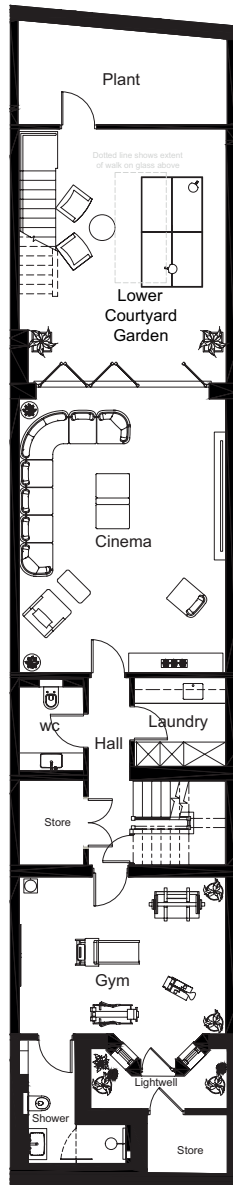
THIRD FLOOR

Master Bedroom	5.23m x 4.40m	17'2" x 14'5"
Master Dressing	4.63m x 1.82m	15'2" x 5'11"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

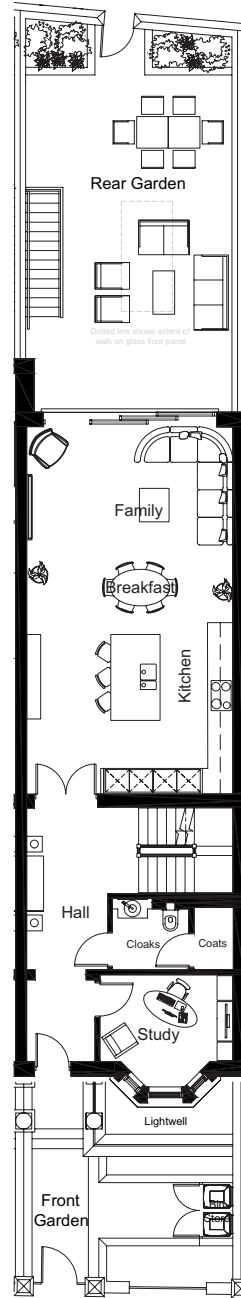


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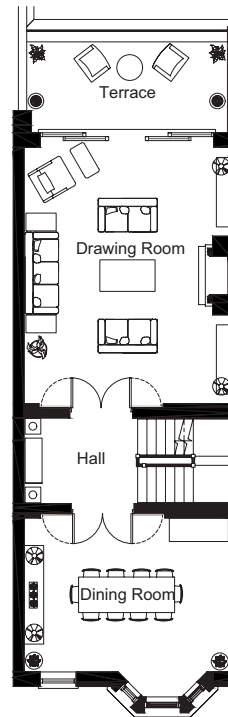


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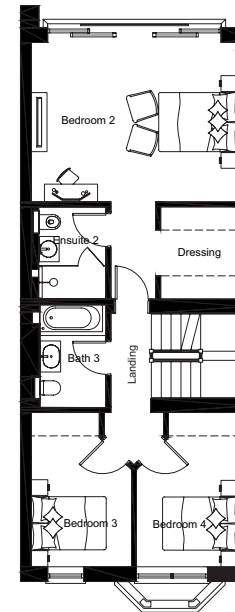
Lower Ground



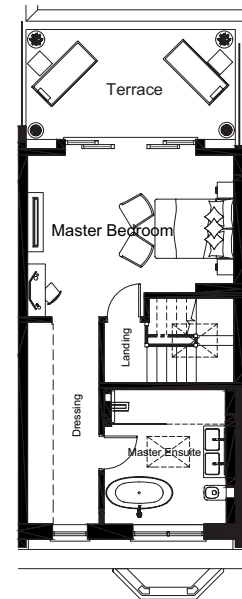
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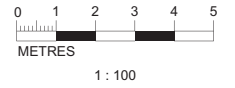
First



Second



Third





GROSS EXTERNAL AREAS

House Area	4,630 sq ft
Amenity Area	1,452 sq ft

GROSS INTERNAL AREA

House Area	4,018 sq ft
(Including Plant Room of 173 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.96m x 5.23m	22'10" x 17'2"
Gym	5.23m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	9.27m x 5.23m	30'5" x 17'2"
Study	3.37m x 2.83m	11'0" x 9'4"

FIRST FLOOR

Drawing Room	6.05m x 5.23m	19'10" x 17'2"
Dining Room	5.23m x 4.01m	17'2" x 13'2"

SECOND FLOOR

Bedroom 2	5.23m x 3.48m	17'2" x 11'5"
Dressing 2	2.29m x 1.95m	7'6" x 6'5"
Bedroom 3	3.92m x 2.57m	12'10" x 8'5"
Bedroom 4	3.92 x 2.54m	12'10" x 8'4"

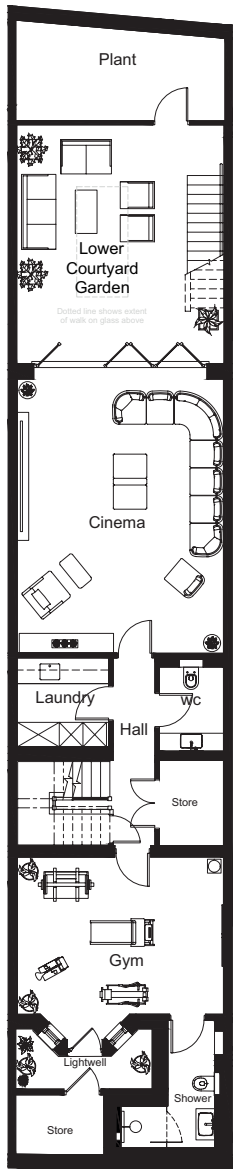
THIRD FLOOR

Master Bedroom	5.23m x 4.46m	17'2" x 14'8"
Master Dressing	4.63m x 1.84m	15'2" x 6'0"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

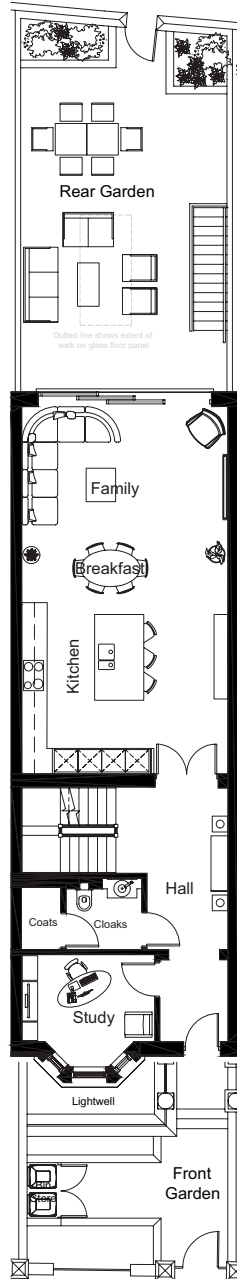


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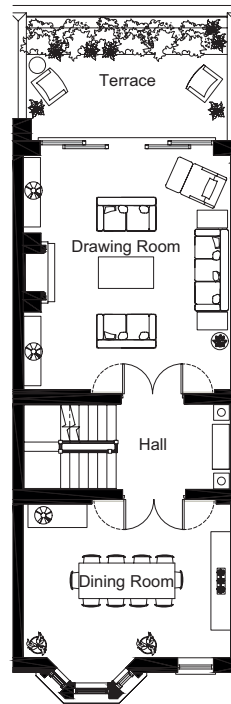


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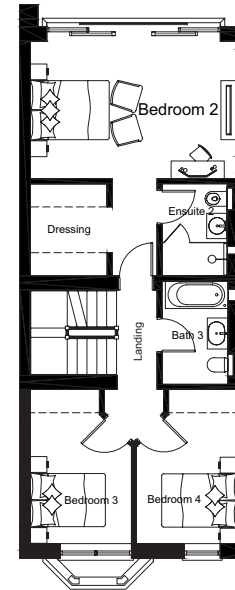
Lower Ground



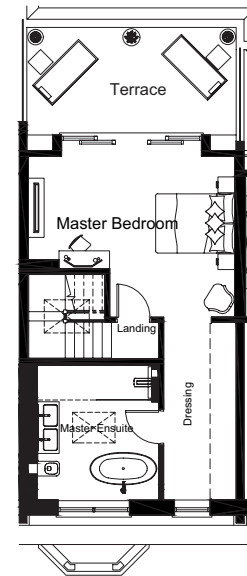
Ground



First



Second



Third



GROSS EXTERNAL AREAS

House Area	4,518 sq ft
Amenity Area	1,443 sq ft

GROSS INTERNAL AREA

House Area	3,916 sq ft
(Including Plant Room of 159 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.96m x 5.24m	22'10" x 17'2"
Gym	5.24m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	9.27m x 5.23m	30'5" x 17'2"
Study	3.37m x 2.83m	11'0" x 9'4"

FIRST FLOOR

Drawing Room	5.49m x 5.23m	18'0" x 17'2"
Dining Room	5.23m x 4.01m	17'2" x 13'2"

SECOND FLOOR

Bedroom 2	5.39m x 5.23m	17'8" x 17'2"
Bedroom 3	3.92m x 2.54m	12'10" x 8'4"
Bedroom 4	3.92m x 2.57m	12'10" x 8'5"

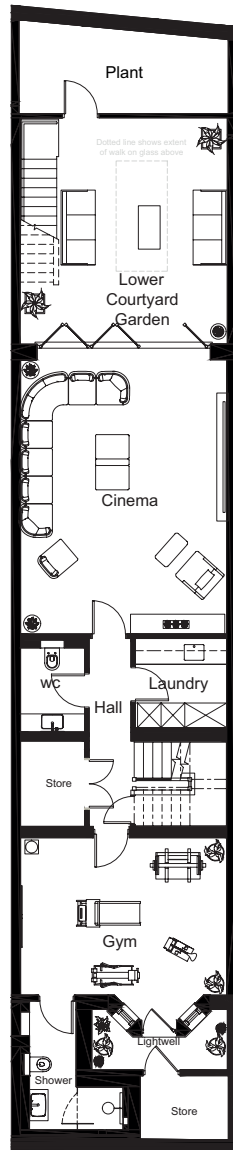
THIRD FLOOR

Master Bedroom	5.23m x 3.96m	17'2" x 12'11"
Master Dressing	4.63m x 1.84m	15'2" x 6'0"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

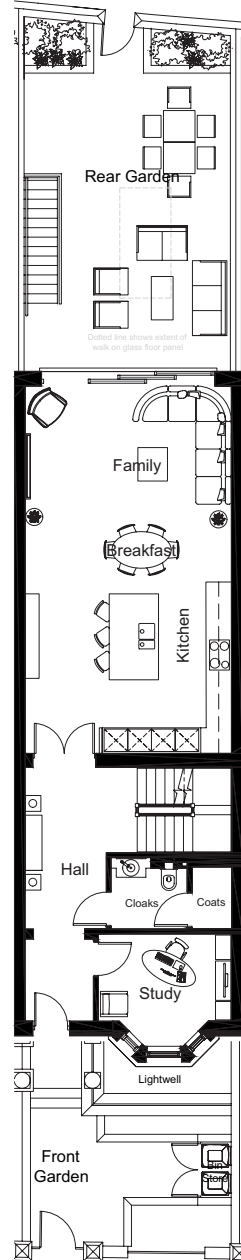


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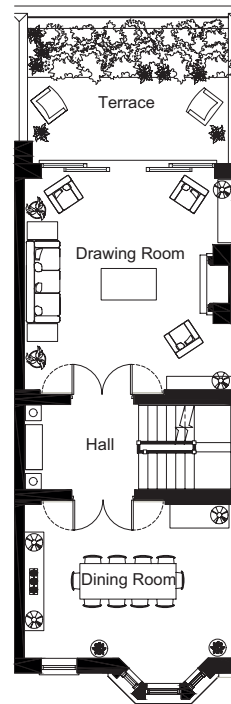


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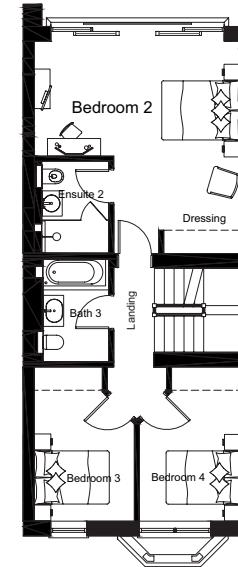
Lower Ground



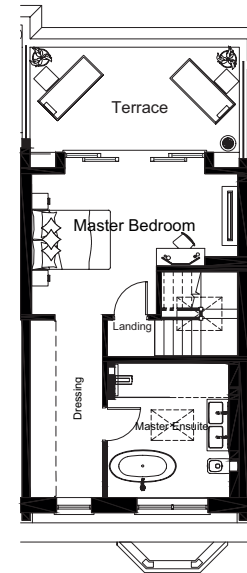
Ground



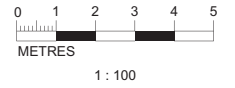
First



Second



Third





GROSS EXTERNAL AREAS

House Area	4,444 sq ft
Amenity Area	1,395 sq ft

GROSS INTERNAL AREA

House Area	3,843 sq ft
(Including Plant Room of 160 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.95m x 5.23m	22'10" x 17'2"
Gym	5.23m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	9.27m x 5.23m	30'5" x 17'2"
Study	3.37m x 2.83m	11'0" x 9'3"

FIRST FLOOR

Drawing Room	5.23m x 4.92m	17'2" x 16'2"
Dining Room	5.23m x 4.01m	17'2" x 13'2"

SECOND FLOOR

Bedroom 2	5.23m x 4.83m	17'2" x 15'10"
Bedroom 3	3.92m x 2.57m	12'10" x 8'5"
Bedroom 4	3.92m x 2.55m	12'10" x 8'4"

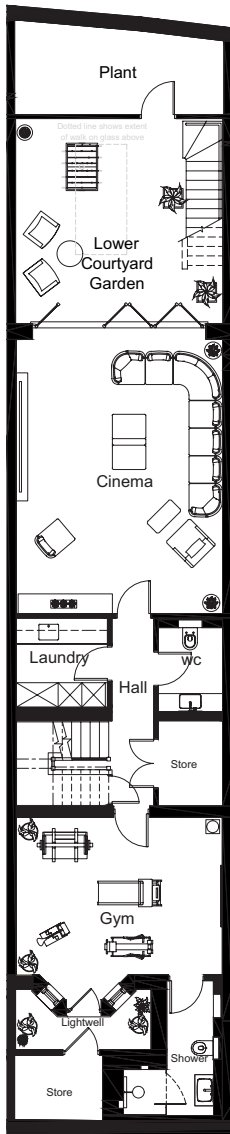
THIRD FLOOR

Master Bedroom	5.23m x 4.83m	17'2" x 15'10"
Master Dressing	3.57m x 1.84m	11'9" x 6'0"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

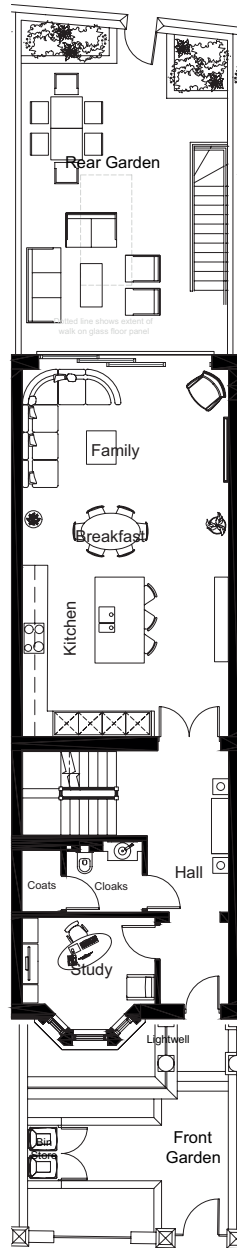


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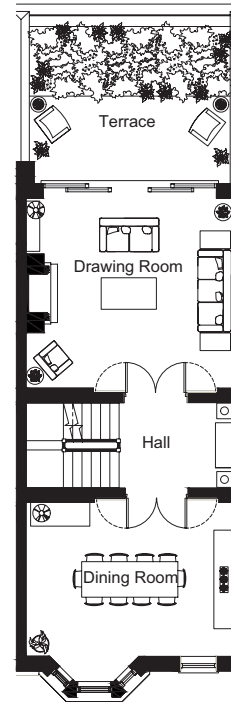


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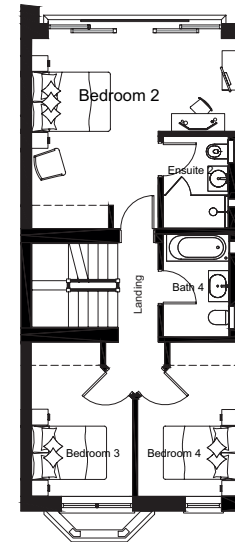
Lower Ground



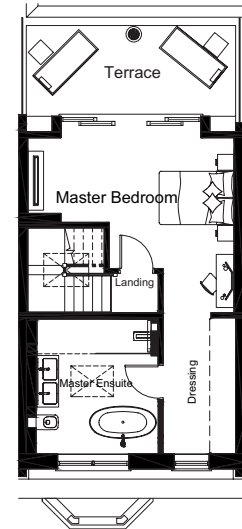
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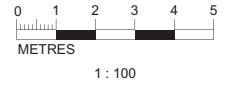
First



Second



Third



GROSS EXTERNAL AREAS

House Area	4,375 sq ft
Amenity Area	1,354 sq ft

GROSS INTERNAL AREA

House Area	3,763 sq ft
(Including Plant Room of 168 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.17m x 5.23m	20'3" x 17'2"
Gym	5.23m x 3.99m	17'2" x 13'1"

GROUND FLOOR

Kitchen/Breakfast/Family	8.49m x 5.23m	27'10" x 17'2"
Study	3.37m x 2.83m	11'1" x 9'3"

FIRST FLOOR

Drawing Room	5.23m x 4.92m	17'2" x 16'2"
Dining Room	5.23m x 4.01m	17'2" x 13'2"

SECOND FLOOR

Bedroom 2	5.23m x 4.83m	17'2" x 15'10"
Bedroom 3	3.92m x 2.55m	12'10" x 8'5"
Bedroom 4	3.92m x 2.57m	12'10" x 8'5"

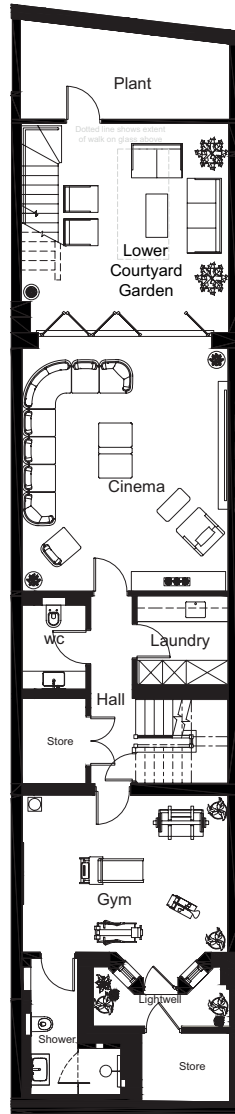
THIRD FLOOR

Master Bedroom	5.23m x 4.83m	17'2" x 15'10"
Master Dressing	3.57m x 1.84m	11'9" x 6'1"

Amenity Area = Gardens, Lightwells, Balconies and Terraces.

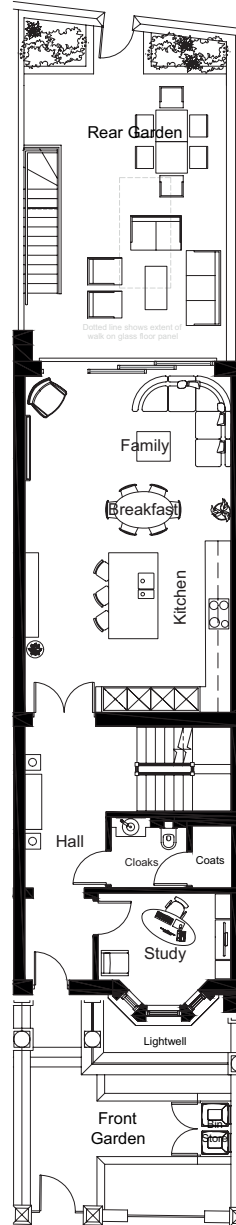


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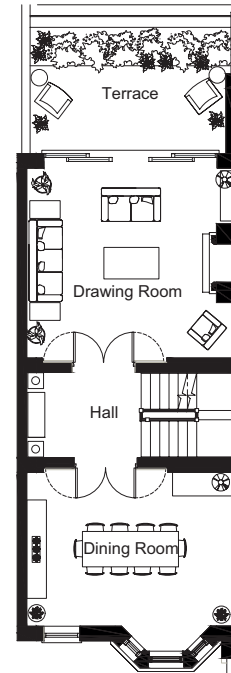


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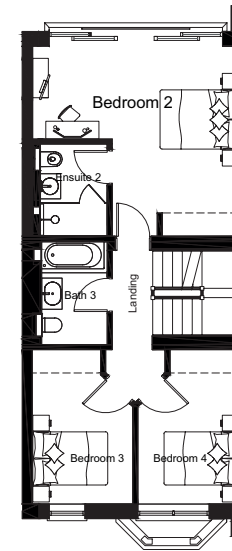
Lower Ground



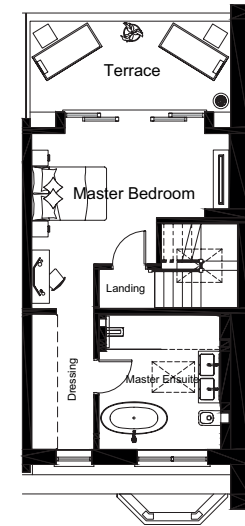
Ground



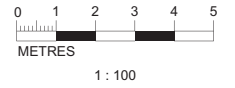
First



Second



Third



GROSS EXTERNAL AREAS

House Area	4,920 sq ft
Amenity Area	1,754 sq ft

GROSS INTERNAL AREA

House Area	4,347 sq ft
(Including Plant Room of 109 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	6.17m x 5.34m	20'3" x 17'6"
Gym	5.34m x 4.44m	17'6" x 14'7"

GROUND FLOOR

Kitchen/Breakfast/Family	8.49m x 5.34m	27'10" x 17'6"
Study	3.49m x 3.28m	11'5" x 9'4"

FIRST FLOOR

Drawing Room	6.95m x 5.34m	22'10" x 17'6"
Dining Room	5.34m x 4.46m	17'6" x 14'8"

SECOND FLOOR

Bedroom 2	4.38m x 2.55m	14'5" x 8'5"
Bedroom 3	4.38m x 2.67m	14'5" x 8'9"
Bedroom 4	4.38m x 2.61m	14'5" x 8'47"
Bedroom 5	4.38m x 2.61m	14'5" x 8'47"

THIRD FLOOR

Master Bedroom	5.34m x 5.03m	17'6" x 16'6"
Master Dressing	6.89m x 1.99m	22'7" x 6'6"

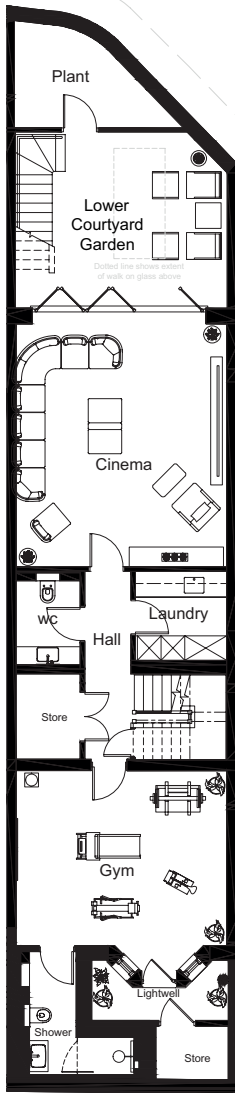
ROOF

Roof Terrace	9.63m x 5.32m	31'7" x 17'4"
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Amenity Area = Gardens, Lightwells, Balconies and Terraces.

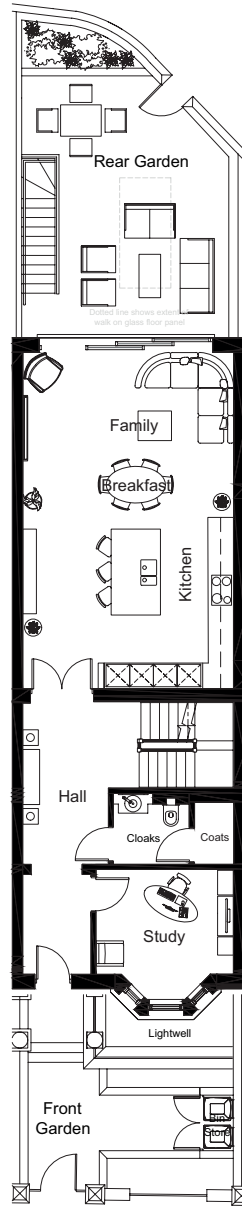


Dotted line shows extent of property footprint

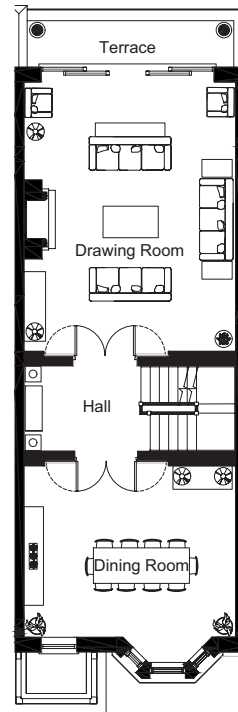


Dotted line shows extent of property footprint

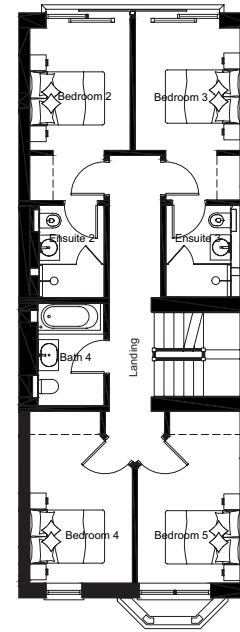
Lower Ground



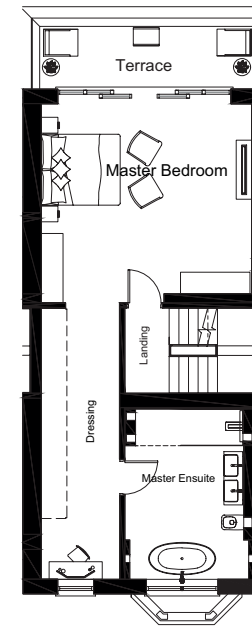
Ground



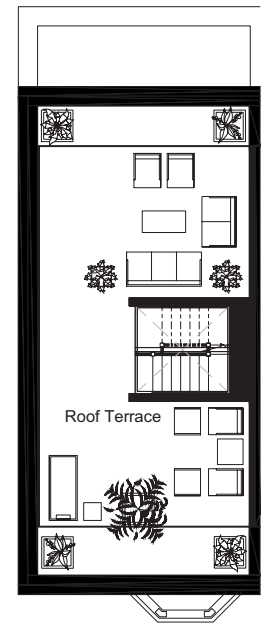
First



Second



Third



Roof Terrace





GROSS EXTERNAL AREAS

House Area	6,159 sq ft
Amenity Area	1,827 sq ft

GROSS INTERNAL AREA

House Area	4,890 sq ft
(Including Plant Room of 168 sq ft)	

LOWER GROUND FLOOR

	METRES	FEET
Cinema	7.50m x 7.19m	24'7" x 23'7"
Gym	7.19m x 3.36m	23'7" x 11'0"

GROUND FLOOR

Kitchen/Breakfast/Family	7.25m x 5.01m	23'10" x 16'5"
Pantry	3.22m x 2.10m	10'7" x 6'10"
Dining Room	4.07m x 3.35m	13'4" x 11'0"

FIRST FLOOR

Drawing Room	7.25m x 4.11m	23'9" x 13'6"
Sitting Room	7.39m x 4.81m	24'3" x 15'9"

SECOND FLOOR

Bedroom 2	4.99m x 4.10m	16'4" x 13'5"
Dressing 2	2.27m x 1.85m	7'5" x 6'7"
Bedroom 3	3.60m x 3.46m	11'10" x 11'4"
Bedroom 4	3.50m x 3.37m	11'5" x 11'1"

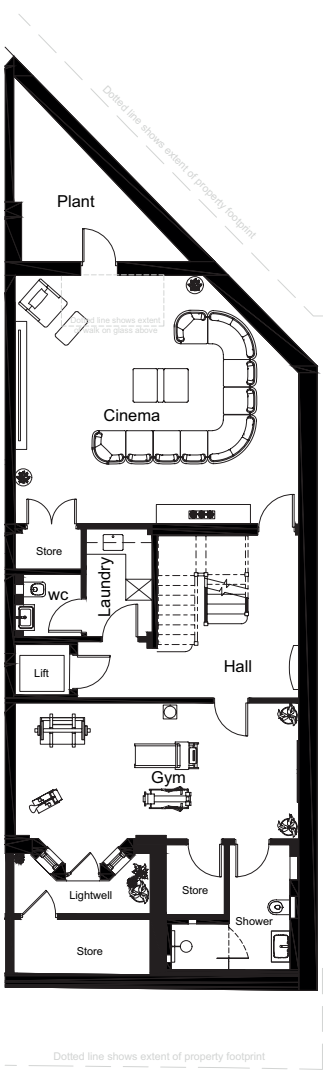
THIRD FLOOR

Master Bedroom	4.71m x 4.11m	15'5" x 13'6"
Master Dressing	2.62m x 2.48m	8'7" x 8'2"
Bedroom 5	4.81m x 4.81m	15'9" x 15'9"

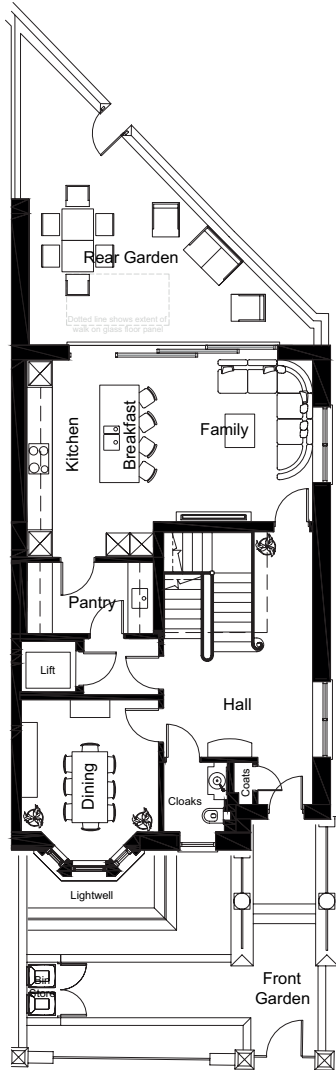
ROOF

Roof Terrace	9.63m x 6.10m	31'7" x 20'0"
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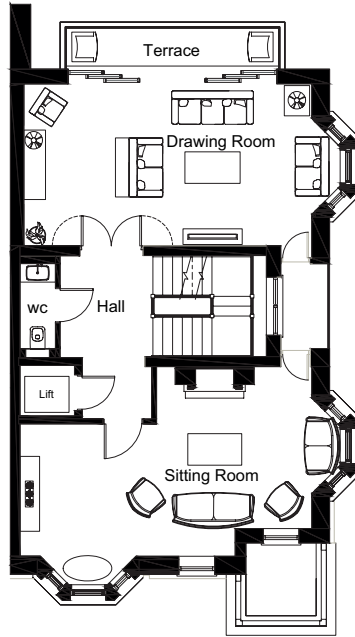
Amenity Area = Gardens, Lightwells, Balconies and Terraces.



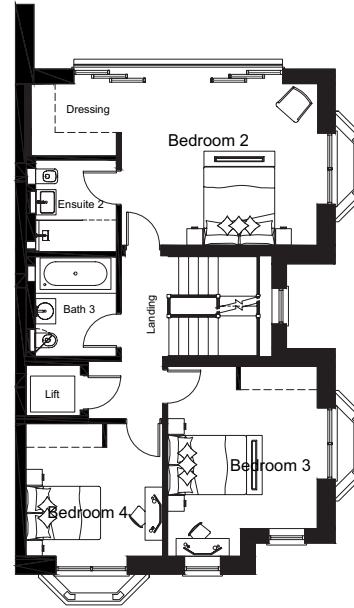
Lower Ground



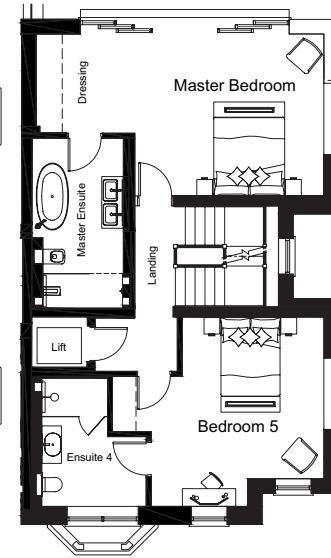
Ground



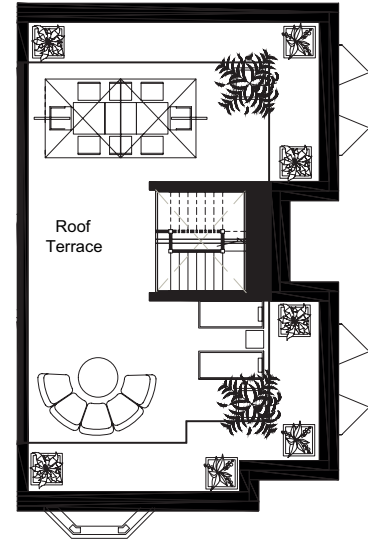
First



Second



Third



Roof Terrace





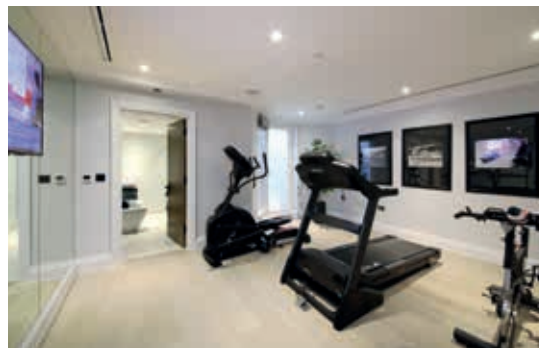
View from Master Bedroom towards River Thames

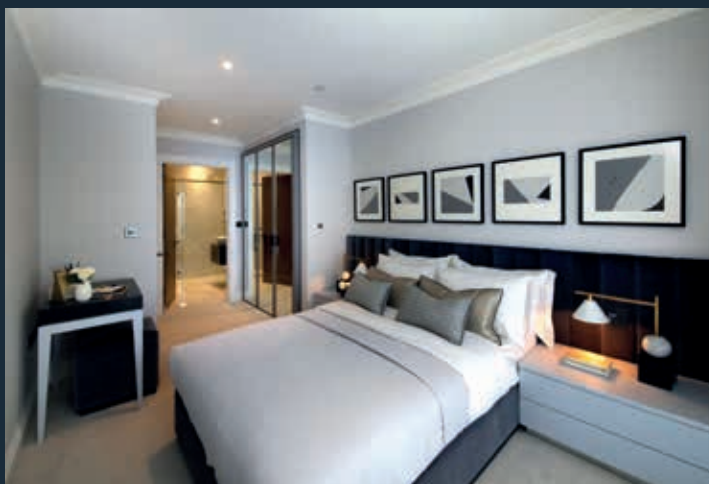




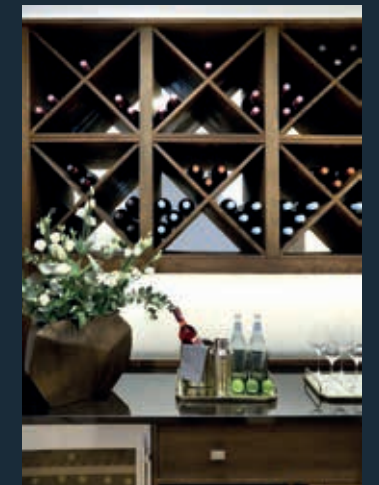
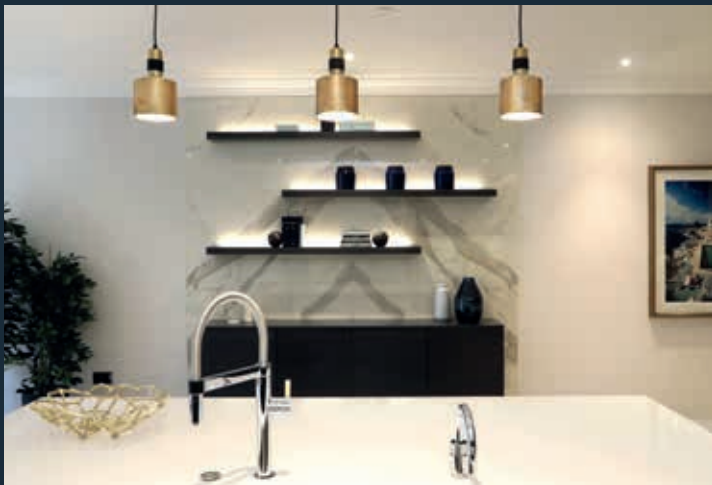






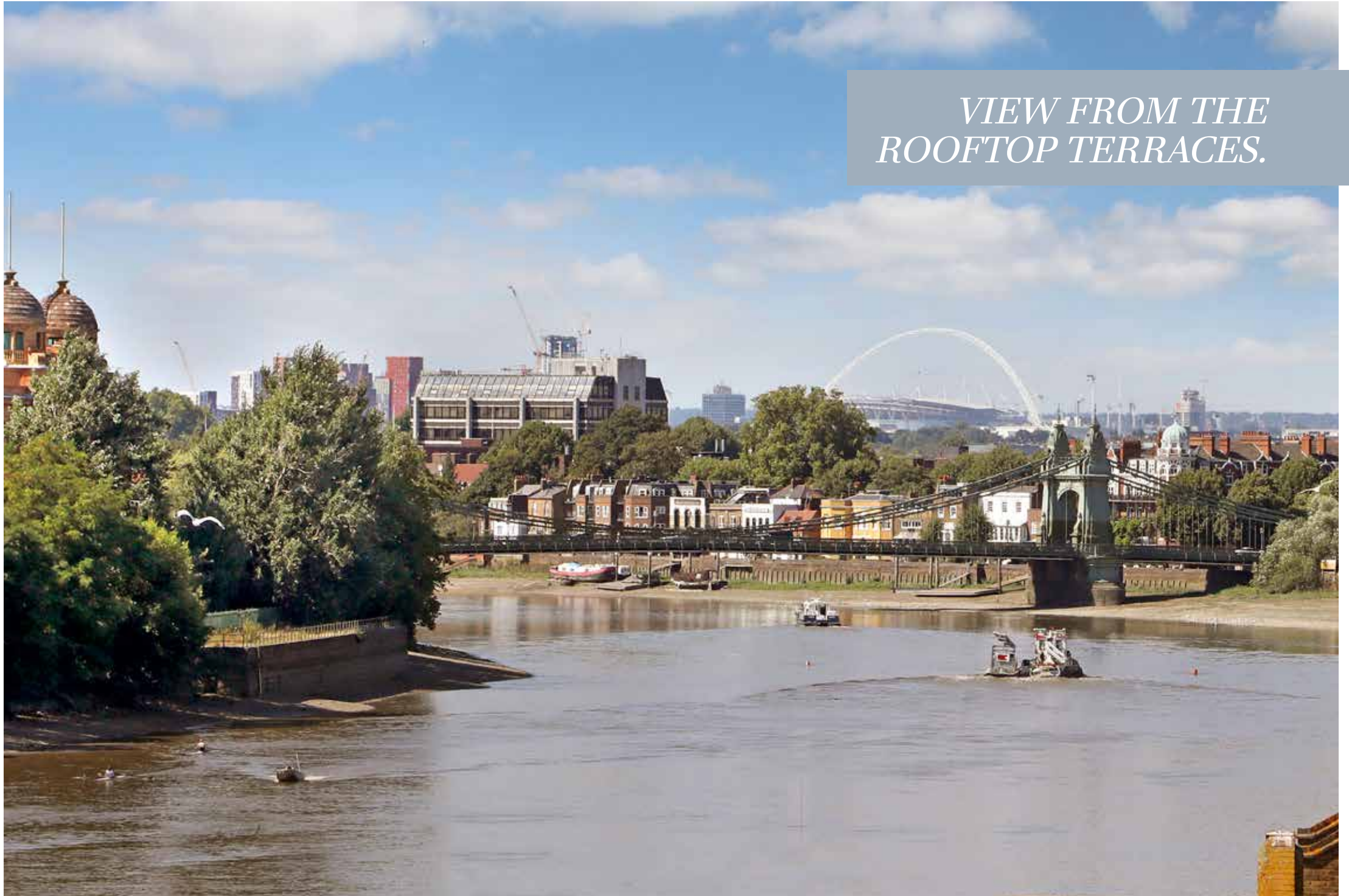








*VIEW FROM THE
ROOFTOP TERRACES.*



FULHAM

SW6 is one of London's most desirable areas for stylish residential living, known for its elegant terraces of period houses and striking contemporary riverside properties, with close proximity to the River Thames, and elegant Bishops Park, home to the historic Fulham Palace.

Fulham is a unique blend of city style and village charm, mixing a vibrant social scene with a peaceful, laid back atmosphere. Locals enjoy shopping, eating and drinking in vibrant Fulham Broadway, with its open piazza, alfresco cafes and restaurants, street market, delicatessens, and High Street favourites Waitrose and M&S Foods. For special occasions, a quick stroll along the riverbank leads to the legendary River Café, still rated as one of the capital's most impressive Italian restaurants.

Further afield, the West End and its surrounding area is home to some of London's most popular shopping destinations – including Westfield, Knightsbridge, Kensington High Street and Oxford Street.

Families are attracted to the excellent local schooling, which includes Lady Margaret School, London Oratory School, Fulham Prep, Thomas' Fulham, Fulham Cross Girls' School, The Moat, L'Ecole Francaise, Latymer Upper and Godolphin & Latymer and The Harrodian School in Barnes.

Fitness and leisure options are in abundance, with Nuffield Health located on Stevenage Road, just a few minutes from Bishops Row. Further leisure options include Chelsea Harbour, The Harbour Club, David Lloyd, Virgin Active, and not least, the fabulous Hurlingham Club, which is set in 45 hectares of grounds.



Parsons Green



The River Café

SCHOOLS

Fulham Cross Girls' School

London Oratory School

Lady Margaret School

Fulham Prep School

Thomas' Fulham

Putney High School

Latymer Upper School

Kensington Preparatory School

Imperial College London

Godolphin & Latymer School

TRAVEL

Central London – 5 miles by road

Hammersmith – 2 miles by road via A219 / 9 minutes via Fulham Broadway

Oxford Circus – 17 minutes via tube from Fulham Broadway

City of Westminster – 18 minutes via tube from Fulham Broadway

Wimbledon – 10 minutes via tube from Putney Bridge

Sloane Square – 12 minutes via tube from Fulham Broadway

Canary Wharf – 28 minutes via tube from Fulham Broadway

M25 Motorway – 14 miles by road

Heathrow Airport – 27 minutes by road



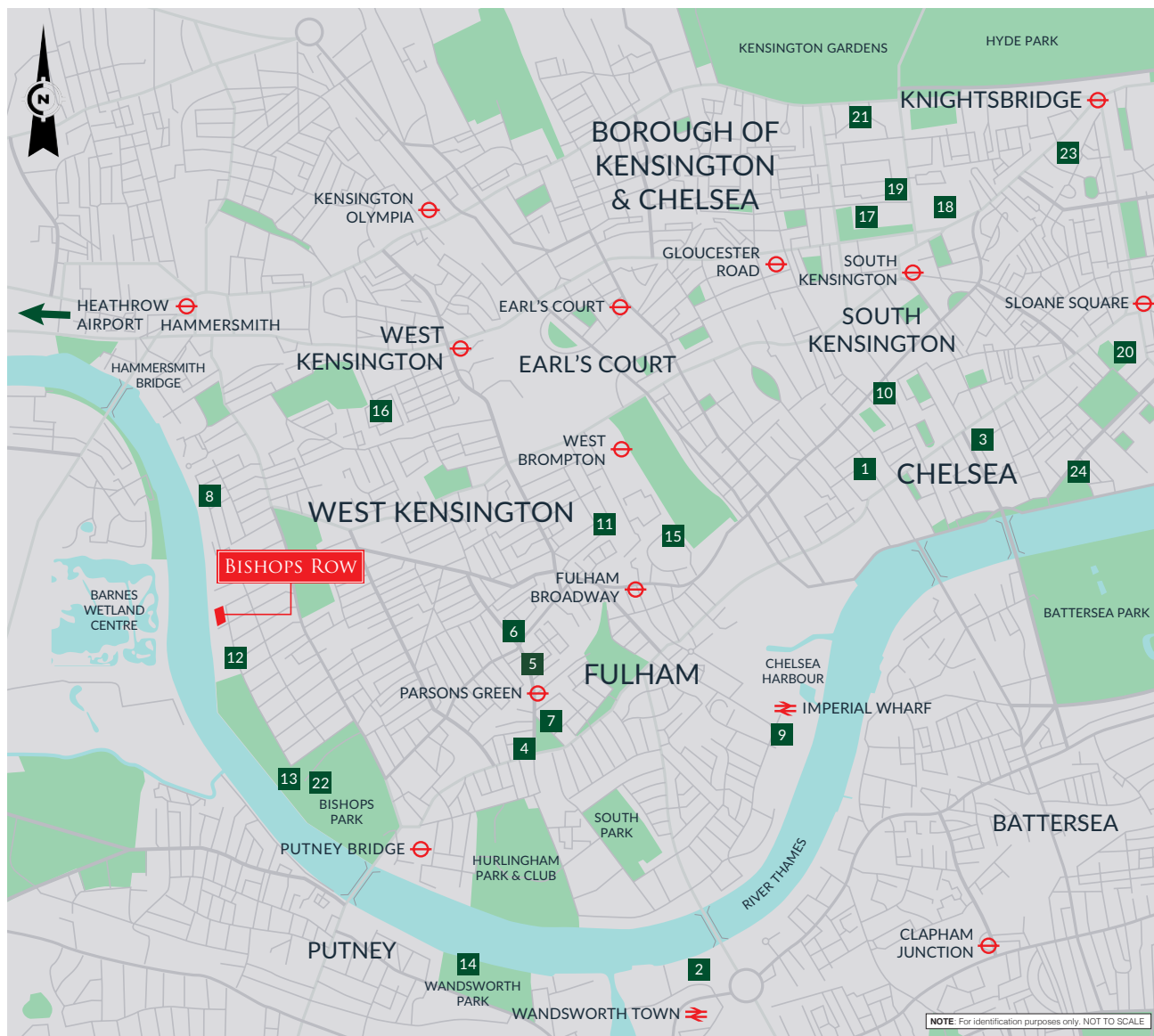
THAMES CLIPPERS STOP AT CHELSEA HARBOUR, PROVIDING AN EASY WAY TO REACH DESTINATIONS LIKE THE LONDON EYE, CANARY WHARF AND THE O2.





Bishops Row on Stevenage Road is in the Bishops Park Conservation Area, perfect for commuters due to the Thames towpath to Putney Bridge's District Line service, which also runs through Sloane Square and London Victoria. Both Fulham Broadway and Parsons Green are close by, offering excellent services to Oxford Circus (17 minutes) and Canary Wharf (28 minutes). Hammersmith Underground is serviced by the Hammersmith and City line, Circle line, District line and Piccadilly line, and also offers an excellent underground service to Heathrow Airport in just 32 minutes.





- | | | | |
|--------------------------|-------------------------|-----------------------------|-----------------------------|
| 1 Bluebird Chelsea | 7 Bayley & Sage | 13 Bishops Park | 19 Science Museum |
| 2 The Ship | 8 The River Café | 14 Wandsworth Park | 20 Saatchi Gallery |
| 3 The Ivy Chelsea Garden | 9 Chelsea Harbour Club | 15 Chelsea Football Stadium | 21 Royal Albert Hall |
| 4 Hally's | 10 Chelsea Arts Club | 16 The Queens Club | 22 Fulham Palace |
| 5 Amuse Bouche | 11 Harwood Arms | 17 Natural History Museum | 23 Harrods |
| 6 Parson's Nose | 12 Fulham Football Club | 18 Victoria & Albert Museum | 24 Restaurant Gordon Ramsay |



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

N.B: Internal and external showhouse photos of Plot 7.

Particulars, photographs and plans dated: August 2018.



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