



KINGWOOD ROAD, LONDON, SW6
£1,650,000

Carter Jonas

KINGWOOD ROAD, LONDON, SW6

A standout and immaculately refurbished 4 bedroom home offering in excess of 1700 sq ft of living space and a private landscaped garden. The property has been extensively refurbished with no expense spared to a high standard and fitted with modern lighting, zoned underfloor heating and a comprehensive alarm system with security cameras. The spacious accommodation has wooden floors throughout and includes a double reception room with study area separated by crittall doors, a guest WC and hallway opening out to the hub of the home – a light filled fully fitted kitchen/diner/family room with custom joinery, Fisher & Paykel appliances, fully electric blinds and floor to ceiling glass sliders inviting you out to the private walled garden with exterior lighting. Downstairs are 4 double bedrooms all with custom fitted wardrobes, 2 ensuite bathrooms and a further family bathroom. Sensor lights keep the space child friendly in the nights, and the bathrooms benefit from softened water, a high pressure water booster and heated towel rails in addition to the underfloor heating (all controlled at wall or in app). Further features include Sonos and hardwired speakers throughout, Wifi boosting & data points in all rooms, and newly fitted double glazed timber sash windows and doors. There is also a separate utility/laundry room with storage area and easily accessible plant room.

Kingwood Road is very well placed for access to both the open spaces of Bishops Park and the River Thames, and the popular Munster Village, Fulham Road and Parsons Green restaurants and shops that make Fulham so popular. There are plenty of Nursery & Primary Schools close by and for transport, local residents use Putney Bridge, Hammersmith or Fulham Broadway tube stations for access into central London or out to Heathrow and the surrounding suburbs. The area is also very well served by local bus routes into and out of London.

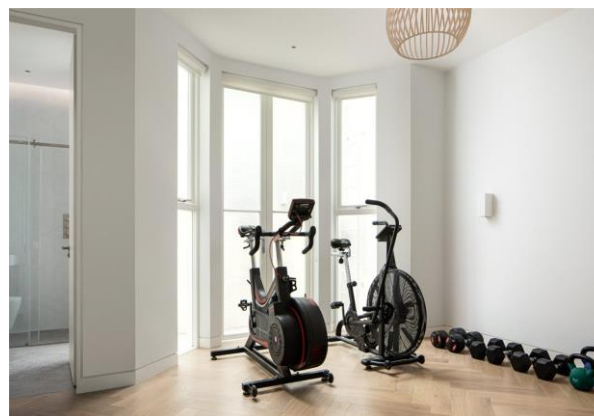
AMENITIES

- 4 Bedrooms
- Garden
- Basement
- Underfloor heating
- Double reception room
- Study
- Kitchen/dining/family room
- 3 Bathroom
- Utility room
- Council tax band D

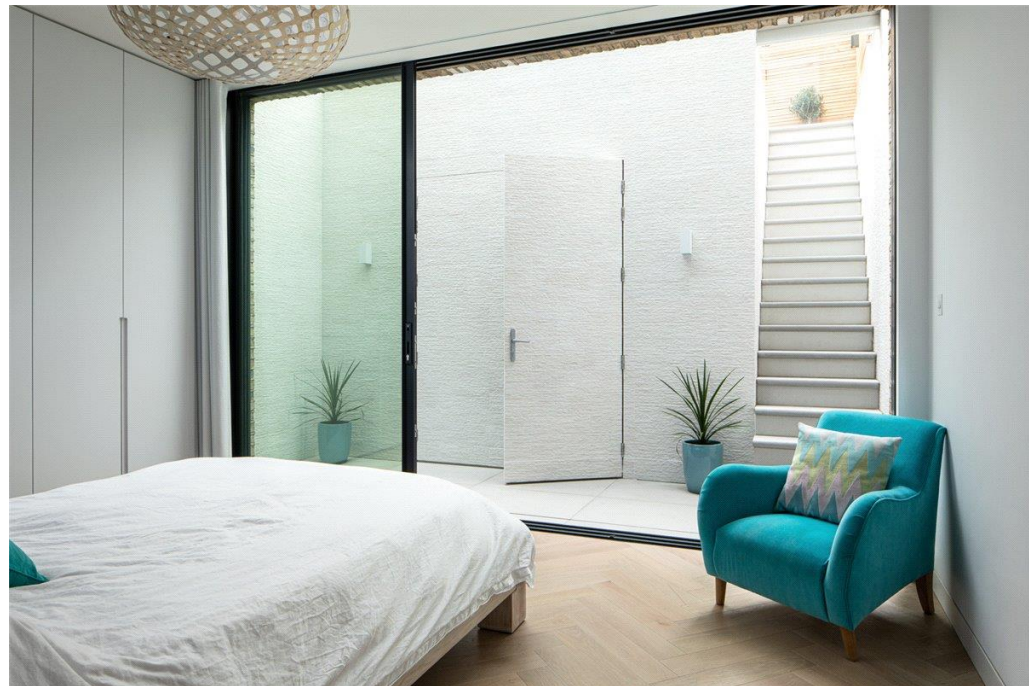
TENURE Freehold

LOCAL AUTHORITY Hammersmith & Fulham

EPC BAND B



Classification L2 - Business Data



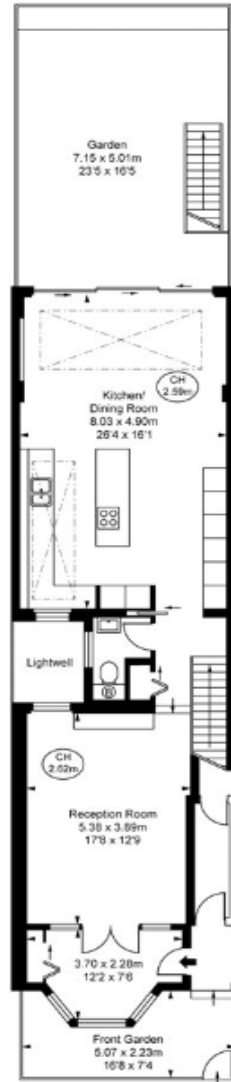
Kingwood Road, SW6
Total Areas Shown On Plan
171.64 sq m / 1,848 sq ft

(CH = Ceiling Heights)

Approximate Gross Internal Area
161.69 sq m / 1,740 sq ft
Utility/Store Room
9.95 sq m / 107 sq ft



Lower Ground Floor
Approximate Gross Internal Area
84.89 sq m / 914 sq ft



Ground Floor
Approximate Gross Internal Area
76.80 sq m / 827 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		