



**ST MAUR ROAD, LONDON, SW6**

£8,500 per month\*

**Carter Jonas**

# ST MAUR ROAD, LONDON, SW6 4DR

Introducing this magnificent 5-bedroom property, a perfect blend of modern elegance and timeless charm. Situated in a one of the most desirable locations of Fulham, boasting 2,200 square feet.

- Five bedrooms
- Three bathrooms + WC
- Harvey Jones kitchen island
- Modern and contemporary finish
- Garden
- In close proximity to Parsons Green underground

## LOCATION

St Maur Road is a highly sought after residential street. This is only magnified by its location being not far from both the open spaces of Bishops Park and only a short walk from Fulham Road with its independent restaurants, cafes and boutique shops. Parsons Green underground station (District line, Zone 2) is also within very easy walking distance which can be accessed by a handy pedestrian cut-through at the bottom of St. Maur Road. You can also catch regular buses from the Fulham Road towards Fulham Broadway, Chelsea, and Central London.

## THE PROPERTY

Upon entering, you'll immediately appreciate the attention to detail and high-quality finishes throughout. The ground floor features a grand reception and a magnificent kitchen. With 3 bathrooms and an additional downstairs W/C, convenience and comfort are prioritized.

The well-appointed kitchen is a culinary enthusiast's dream, featuring a Bosch dishwasher, a combi boiler, and a unique Harvey Jones island. The sleek Roundhouse kitchen design perfectly complements the exposed brickwork, creating a harmonious blend of modern and industrial aesthetics. The cement flooring in the kitchen adds a contemporary touch.

Entertaining is made effortless with the inclusion of bi-folding doors that seamlessly connect the indoor and outdoor spaces. These doors allow for an abundance of natural light to flood the home, creating a bright and airy atmosphere. At the back of the garden you will find a self contained studio room, ideal for yoga or an additional study or storage space.



Storage will never be an issue in this property, thanks to its well-thought-out design. From the pantry to the cleverly integrated storage solutions, every inch of space has been optimised to meet your organisational needs.

Safety and security are paramount, and the property features Banham secure locks to ensure peace of mind. Original floors throughout the home add character and a sense of history.

The first floor hosts a spacious rear bedroom, offering privacy and tranquillity. Upstairs, the master bedroom is a true sanctuary, complete with a built-in wardrobe and an en-suite bathroom featuring luxurious fixtures by Lefroy.

The second floor comprises a bedroom / study with a terrace, equipped with bi-folding doors that allow for an effortless blend of indoor and outdoor living. The third floor boasts two more bedrooms and a family bathroom, providing flexible living arrangements to suit your needs.

Modern conveniences such as a Miele washing machine, AEG dryer, and a pressure cylinder to boost water pressure are also included, ensuring that every aspect of your lifestyle is catered for.

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority - Council Tax Band G

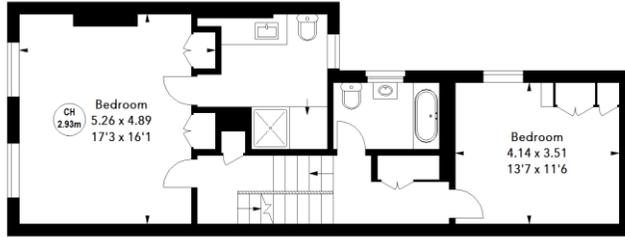
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St Maur Road, SW6

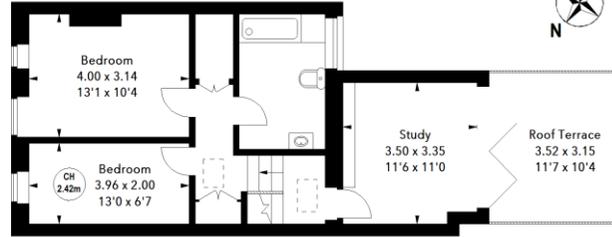
Approximate Area = 204.10 sq m / 2197 sq ft  
(Including Studio/ Office)  
Studio/ Office Area = 8.36 sq m / 90 sq ft

Key :  
CH - Ceiling Height



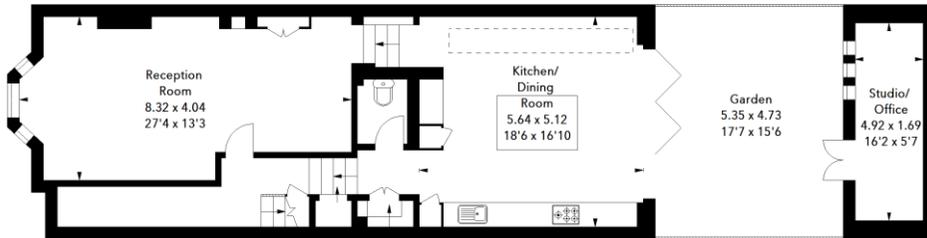
First Floor

Approx. 65.59 sq m / 706 sq ft



Second Floor

Approx. 51.84 sq m / 558 sq ft



Ground Floor

Approx. 78.31 sq m / 843 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



T: 020 7751 8898

361 Fulham Palace Road, London, SW6 6TA

E: parsonsgreen.residential.lettings@carterjonas.co.uk



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Classification L2 - Business Data

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