



KENYON STREET, FULHAM, SW6
£1,800,000

Carter Jonas

KENYON STREET, FULHAM, SW6

A beautifully presented and spacious end of terrace period house which features on the ground floor, a double reception room with bay window and fireplace, a modern and elegant eat in kitchen/dining /family room leading out to a lovely 47ft South facing garden and a guest WC. There is also a side passage that provides easy access from the front of the property to the rear. On the first floor is the principal bedroom with stunning original feature ceiling, fitted wardrobes and an ensuite shower room, a family bathroom with separate shower and two further double bedrooms. The loft has been converted to create the fourth double bedroom with ensuite bathroom. Further scope exists to create a pod extension (STPP)

Kenyon Street runs from Fulham Palace Road to Stevenage Road and the River Thames is well located for walks along the Thames Path and the open spaces of Bishops Park. Along the river are a plethora of café's and restaurants including the popular River Café and The Crabtree Pub. Putney Bridge (District Line) and Hammersmith Underground Station (Piccadilly/District Line) are easily accessible (within 1.1 miles). There are also shops and local amenities nearby on Fulham Palace Road and Munster Road.

AMENITIES

- Period property, original features
- 4 bedrooms
- 4 bathrooms
- Double reception room
- Extended kitchen/dining/family room
- End of Terrace
- Side access
- Great condition
- Scope to extend further

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND To be confirmed

A BEAUTIFULLY PRESENTED END OF TERRACED PERIOD HOUSE WHICH FEATURES A DOUBLE RECEPTION, GUEST WC, EAT IN KITCHEN/DINING/RECEPTION ROOM AND A LOVELY 47FT SOUTH FACING GARDEN EPC TBC



Classification E2 - Business Data



Classification L2 - Business Data

Kenyon Street, SW6

Key :
CH - Ceiling Height

Approximate Area = 178.93 sq m / 1926 sq ft
(Including Eaves Storage)
Eaves Storage Area = 7.99 sq m / 86 sq ft



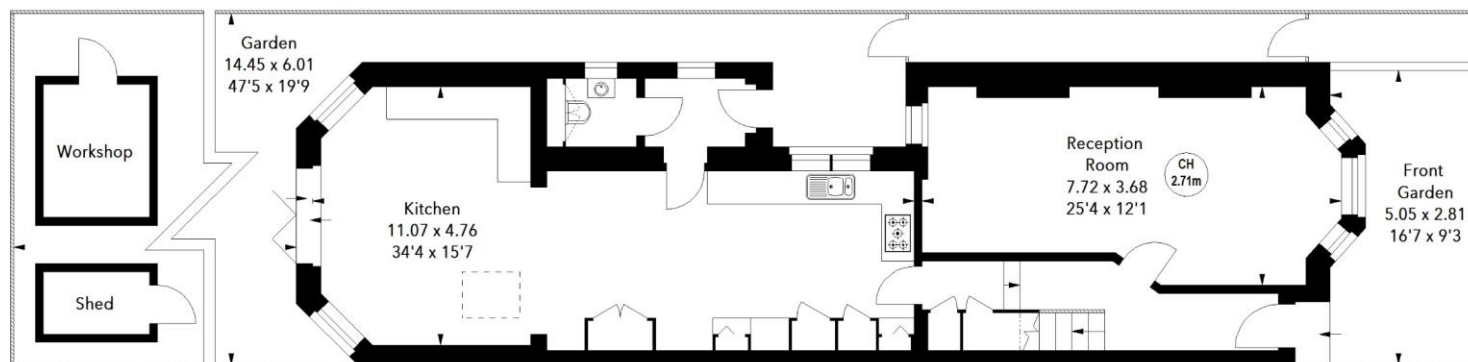
First Floor

Approx. 60.76 sq m / 654 sq ft



Second Floor

Approx. 35.21 sq m / 379 sq ft



Ground Floor

Approx. 82.96 sq m / 893 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data