



**ELTHIRON ROAD, LONDON, SW6**  
£2,250,000

**Carter Jonas**



# ELTHIRON ROAD, LONDON, SW6

This excellent home boasts a double reception room adorned with wooden floors and elegant cornicing features. To the rear, an extended kitchen with an adjoining dining room opens onto the garden, providing a perfect space for both indoor and outdoor living. The property also includes a practical utility area in the cellar and a convenient ground floor cloakroom.

Upstairs, the first floor features a master bedroom with a walk-in wardrobe and an en-suite bathroom. There are four additional bedrooms, all served by a bathroom suite and a separate shower room, ensuring ample accommodation for family and guests.

Located in a prime area, this home is just 0.5 miles from Parsons Green tube station, making commuting easy. The vibrant neighbourhood offers an array of exciting restaurants and boutiques. The beautiful open spaces of Eel Brook Common and Parsons Green, provide ample opportunities for outdoor activities. Additionally, it is close to numerous popular nurseries and schools, including Pippa Pop-ins, Thomas's, Lady Margaret's, and Lycee Francais Ecole Marie D'Orliac

**A BEAUTIFUL PERIOD HOUSE WITH FIVE BEDROOMS LOCATED WITHIN AN ENVIABLE PART OF PARSONS GREEN WITH EXCELLENT AMENITIES.**



## AMENITIES

- Period property
- Five bedrooms
- Three bathrooms
- Double reception room
- Fitted kitchen with dining area
- Rear lawned garden
- Utility within the cellar
- EPC rating D

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D



Classification E2 - Business Data





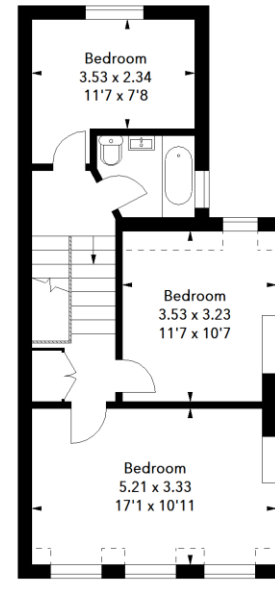
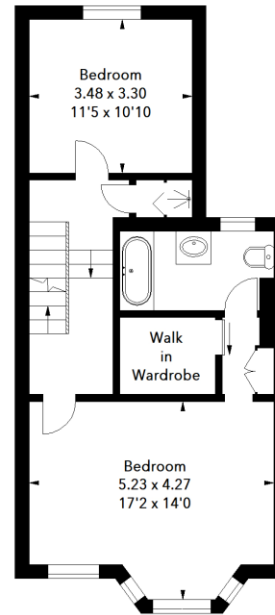
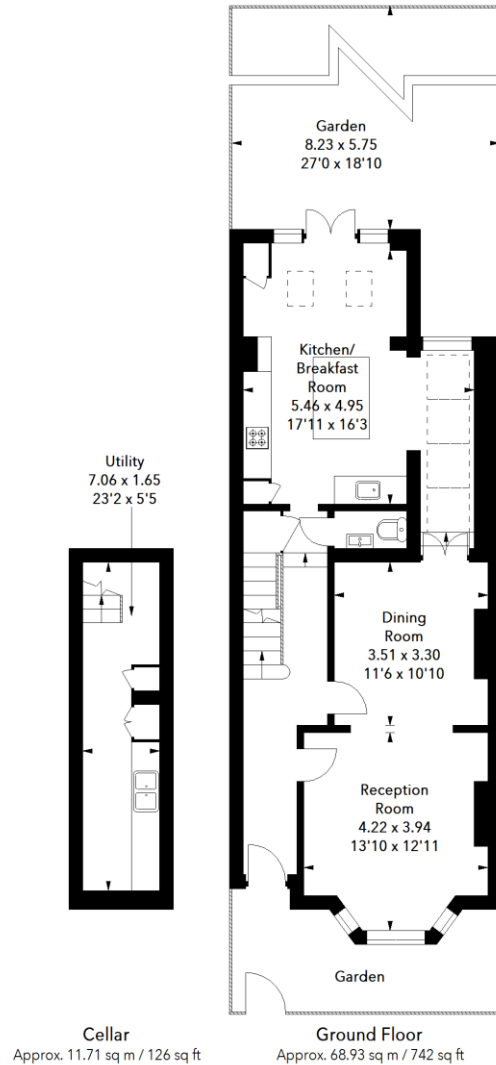
Classification L2 - Business Data



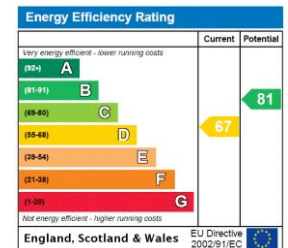
Elthron Road, SW6  
Approximate Area = 188.49 sq m / 2029 sq ft



Key :  
CH - Ceiling Height



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.



Fulham 020 7731 3333

bishopspark@carterjonas.co.uk  
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data