



QUEENSMILL ROAD, LONDON, SW6
£2,000,000

Carter Jonas

QUEENSMILL ROAD, LONDON, SW6

A charming and recently re-decorated, mid terrace period house with a fantastic South facing garden with studio, 6 double bedrooms and the bonus of planning consent to extend further. On the ground floor is a bright double reception room, extended kitchen/diner/family room and bifolding doors leading out to a superb South Facing Garden with a studio/entertainment room. Upstairs comprises of 6 double bedrooms, 2 bathrooms and benefits from a full front and rear mansard loft extension. There is planning consent to extend the kitchen further (2023/03146/FUL).

Queensmill Road is a quiet and popular residential street running west off the Fulham Palace Road towards the river and the popular Thames Path. The open spaces of Bishops Park are a short walk away, and Putney Bridge (District Line) and Hammersmith (Piccadilly Line) are conveniently located for transport, as are the many bus routes that serve the area.

AMENITIES

- Bright double reception room
- 6 Bedrooms
- South facing Garden
- Extended kitchen/diner/family room
- Garden Studio
- Full front and rear mansard loft extension

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND B

A CHARMING AND RECENTLY RE-DECORATED, MID TERRACE PERIOD HOUSE WITH A FANTASTIC SOUTH FACING GARDEN WITH STUDIO, 6 DOUBLE BEDROOMS AND THE ADDED BONUS OF PLANNING CONSENT TO EXTEND FURTHER.



Classification E2 - Business Data



Classification L2 - Business Data

Queensmill Road, SW6

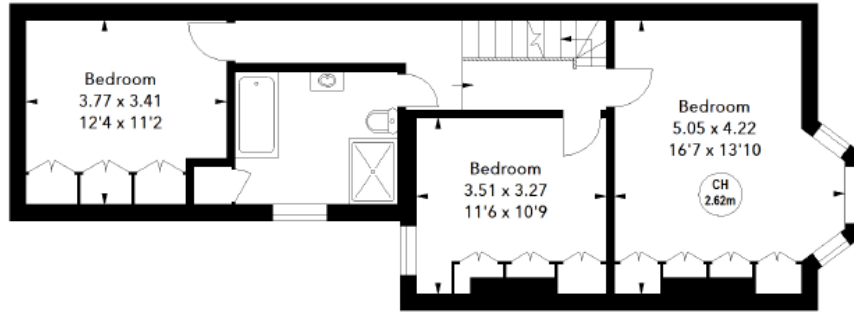
Approximate Area = 200.57 sq m / 2159 sq ft

(Including Eaves Storage & Office)

Eaves Storage Area = 9.01 sq m / 97 sq ft

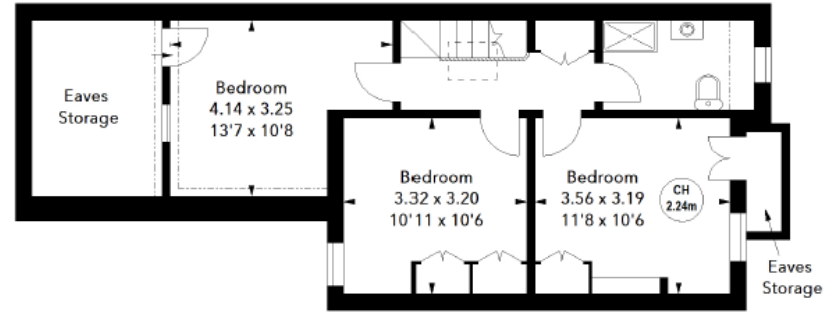
Office Area = 10.31 sq m / 111 sq ft

Key :
CH - Ceiling Height



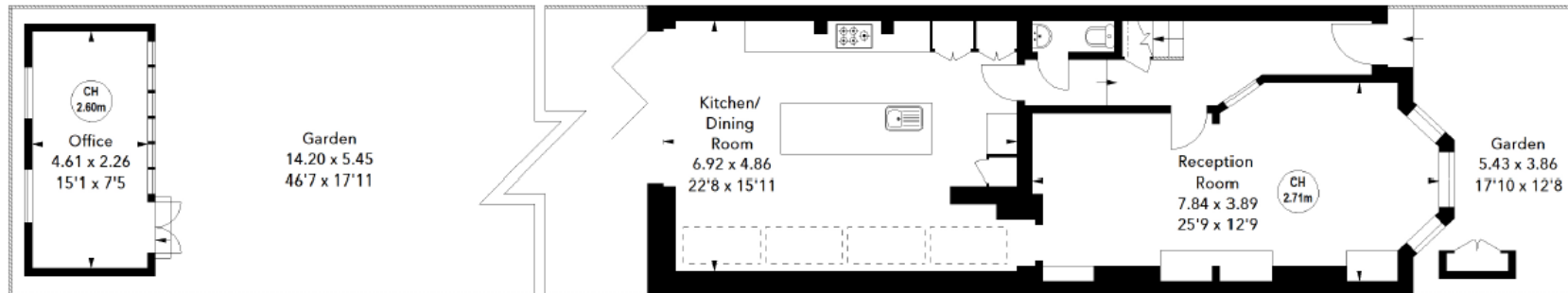
First Floor

Approx. 61.78 sq m / 665 sq ft



Second Floor

Approx. 57.23 sq m / 616 sq ft



Ground Floor

Approx. 71.25 sq m / 767 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	85
EU Directive 2002/91/EC		

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Classification L2 - Business Data