



KENYON STREET, LONDON, SW6
£925,000

Carter Jonas

KENYON STREET, LONDON, SW6

“Period Elegance Meets Modern Luxury”

Indulge in the allure of period charm and modern comfort in this exceptional ground-floor garden flat, nestled within the sought-after Bishops Park conservation area.

Spanning over 900 sq ft, this light-filled haven showcases original features and plantation shutters, seamlessly blending with contemporary updates. Two generously sized double bedrooms (both with fitted wardrobes), an immaculate bathroom, separate WC, and a captivating kitchen/dining reception room create an inviting and functional living space. Bi folding doors effortlessly extend this social hub into a private, landscaped south-facing garden, perfect for alfresco dining and relaxation.

Modern comforts include air-conditioning, gas central heating, underfloor heating, and Nest security for peace of mind. With a share of the freehold, this is a rare opportunity to embrace refined living in a prime London location.

Kenyon Street, just moments from the River Thames, offers an idyllic setting for riverside walks, picnics in Bishops Park and Fulham Palace, or dining at charming riverside eateries. With Putney Bridge (1.0 mile) & Hammersmith tube stations nearby, and a bus stop at your doorstep, central London is easily accessible, while Fulham Palace Road and Munster Road provide a variety of shops and restaurants to explore.

AMENITIES

- Superb two bedroom south-facing garden flat
- Excellent open-plan living space
- Air conditioning and under-floor heating
- Lovely decked and turfed private garden
- Share of Freehold
- Newly refurbished

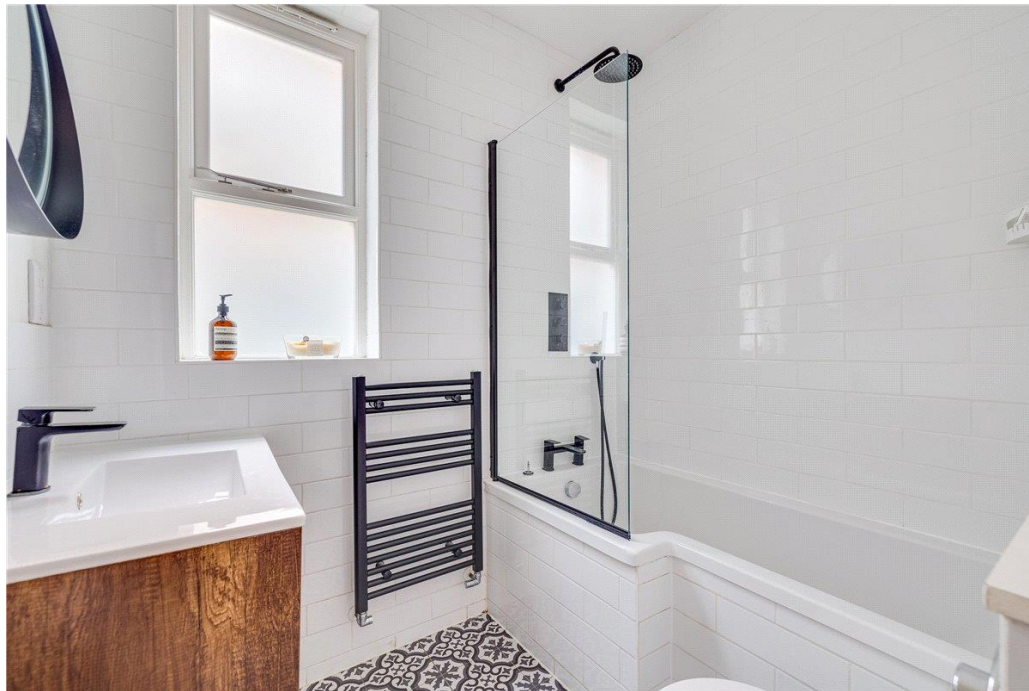
TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

LUXURIOUSLY APPOINTED TWO-BEDROOM GARDEN FLAT IN PRIME BISHOPS PARK LOCATION. FEATURES AN EXPANSIVE KITCHEN/DINING/RECEPTION AREA WITH BI FOLDING DOORS OPENING ONTO A SUN-DRENCHED, SOUTH-FACING, PRIVATE GARDEN.

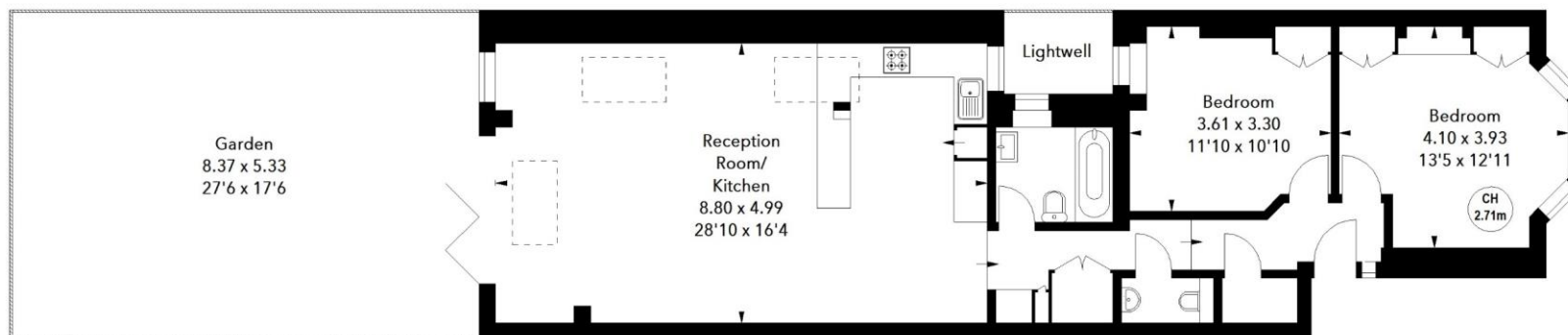




Kenyon street, SW6

Key :
CH - Ceiling Height

Approximate Area = 87.14 sq m / 938 sq ft



Ground Floor

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		
(95+) A		
(81-91) B		
(69-80) C	73	78
(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		

Fulham 020 7731 3333

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

carterjonas.co.uk
Offices throughout the UK

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