



ELTHIRON ROAD, SW6
£3,500,000 FREEHOLD

A rare and exciting opportunity to acquire an incredibly well designed six bedroom house in immaculate condition spanning 3162 sq. ft. over four floors with a large 21ft south east facing garden.

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DESCRIPTION:

On the ground floor there is spacious double reception room with a working fireplace, bespoke shutters, and wood flooring. Steps down from the reception room lead to an impressive kitchen/dining room. The kitchen features built-in Sub-Zero fridge freezer, two Siemens ovens and microwave, as well as air conditioning. Bi-folding doors from the stunning kitchen lead out onto a beautifully decked and private South-East facing 21ft garden which enjoys hours of sunlight during the summer months.

The lower ground floor offers guest/nanny accommodation with an ensuite bedroom, there is also a spacious utility room, HELO sauna, gym and fantastic reception/cinema room with a built in Onyx lit bar with two wine fridges.

The first floor is home to the imposing principal bedroom with wonderful built-in wardrobes, an ensuite bathroom/shower room with a double vanity. There is also a study/second bedroom located on the half landing as well as a convenient guest cloakroom.

The second floor consists of two further good size double bedrooms both benefitting from built-in wardrobes and served by a modern family bathroom. There is also a large walk-in wardrobe and plenty of additional storage on the landing.

Both the lower ground floor, ground floor and all bathrooms within the property have the advantage of underfloor heating. Air conditioning is also installed in the principal bedroom and two of the bedrooms situated on the second floor. There is the added benefit of Sonos speaker system integrated in the entertaining space across the ground and lower ground floor.

Ethron Road is situated just off Crondace Road and is a moments' walk from both the green expanses of Eel Brook Common and Parsons Green. The property is extremely well connected to both central London and neighbouring Chelsea from the 22 bus service that runs down New Kings Road and also the district line which can be found at Parsons Green tube station. There are a wide range of local restaurants, shops and delicatessens on New Kings Road and further extensive amenities found across Parsons Green and nearby Fulham Broadway.









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.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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