



## BRECON ROAD, W6

**£995,000 FREEHOLD**

A beautifully presented three double bedroom, two bathroom house, spanning 1483 sq. ft and set over three floors on a quiet residential road in the heart of Fulham, being sold with no onward chain.

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## DESCRIPTION:

The property opens up into the spacious open plan living area and kitchen, making it the perfect space for both relaxing and entertaining, leading out into the paved garden area.

On the second floor are two generous sized double bedrooms, which are served by a modern family bathroom complete with both a bath and walk-in shower. The second floor is home to the light-filled principal bedroom, which benefits from ample built-in storage and an en-suite bathroom.

Brecon Road is a quiet residential street to the north of Lillie Road and is conveniently located within walking distance to the River Thames and local parks, whilst Barons Court, West Kensington, West Brompton & Hammersmith Underground Stations are all close by.

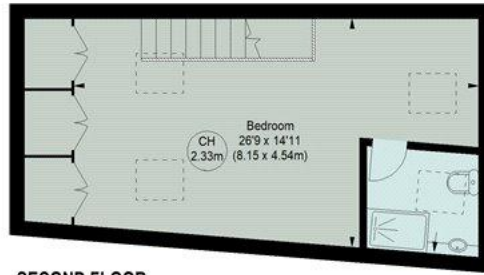




## BRECON ROAD, SW6

Key :  
CH - Ceiling Height

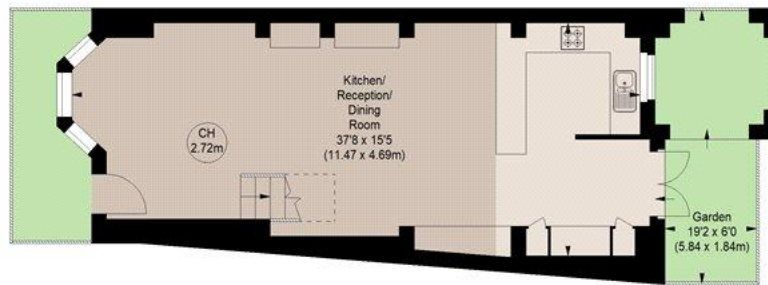
Approximate gross internal area  
1483 sq ft / 137.77 sq m



**SECOND FLOOR**  
(40.66 m²)



**FIRST FLOOR**  
(49.22 m²)



**GROUND FLOOR**  
(47.90 m²)

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.

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             |         |           |
| 69-80 | C             | 70 C    | 78 C      |
| 55-68 | 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:** E

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