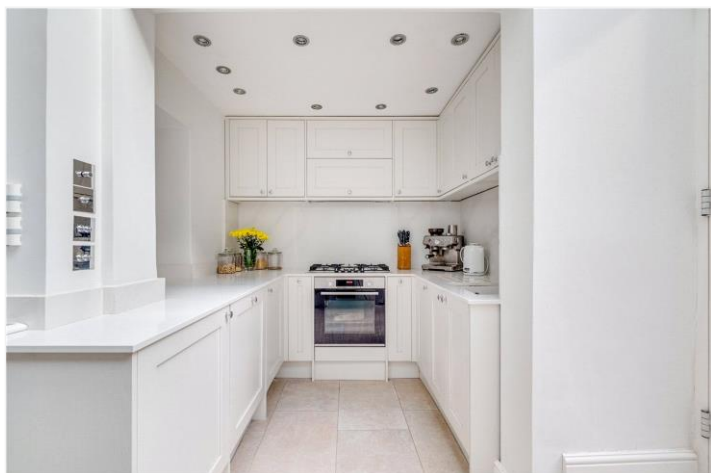
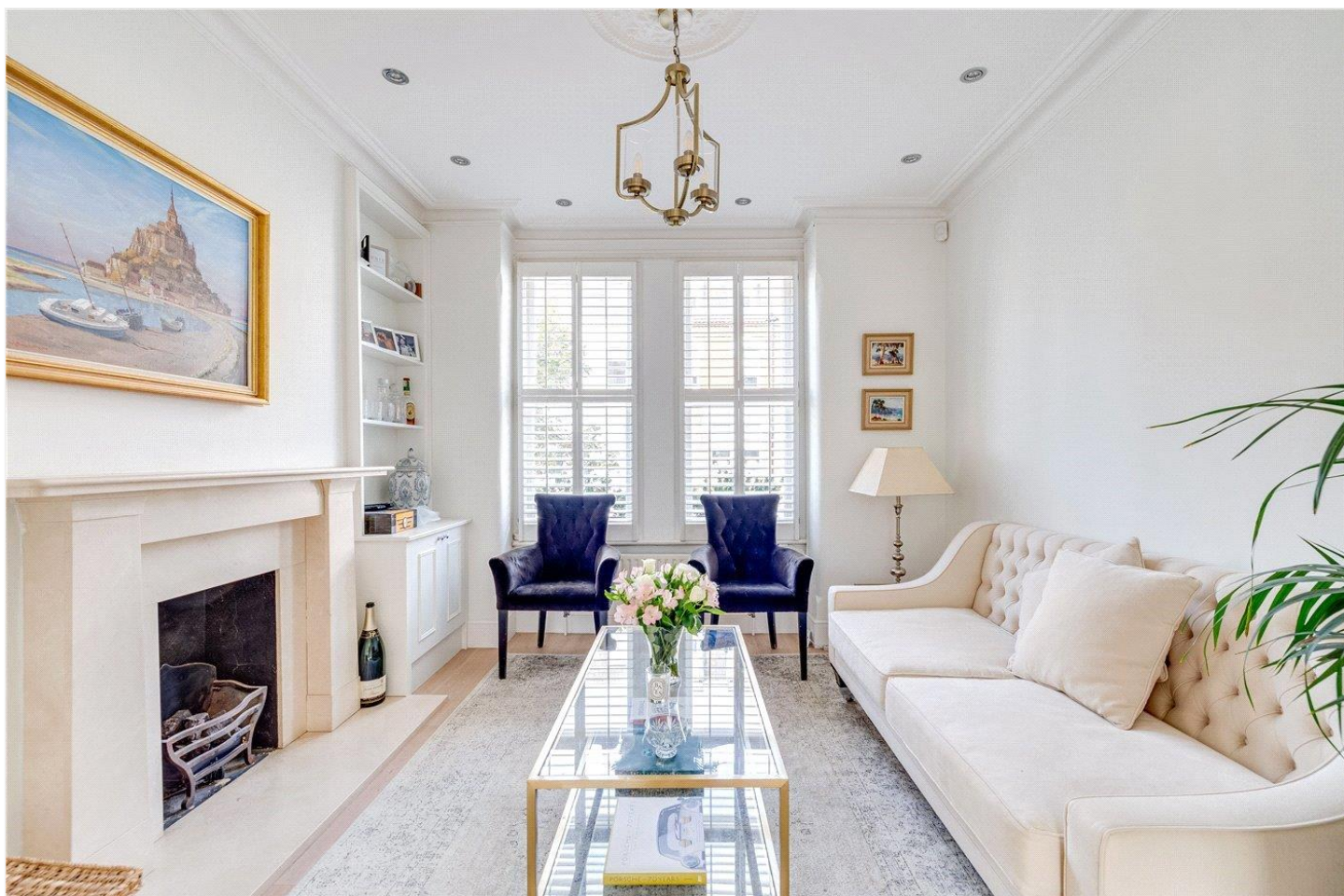




KILMAINE ROAD, SW6

OFFER IEO £1,500,000 FREEHOLD

An exceptional three bedroom family house located on a highly sought-after street in the Munster Village area of Fulham, spanning approximately 1545 sq. ft. of well arranged living space with a garden.

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DESCRIPTION:

You enter on the raised ground floor to a grand double reception room, featuring two beautiful feature fireplaces, bespoke joinery, and pocket doors that enhance the room's versatility. This level also includes a newly added study/home office, perfect for remote work.

The impressive open-plan reception room is located on the lower ground and flows seamlessly into the fully fitted kitchen, complete with ample storage solutions. There is also a separate entrance at the front of the house, adding to its practicality. To the rear of the property, doors lead out to a private south-facing terraced garden, ideal for al-fresco dining.

The first floor hosts two generously sized bedrooms, one with fitted wardrobes, alongside a well-appointed family bathroom.

The entire second floor is dedicated to the master bedroom suite, which includes an en-suite shower room, ample built-in wardrobes, and additional storage space. The second floor also boasts access to a roof terrace, offering superb views over London.

Kilmaine Road is a prestigious road in the heart of the Munster Village. It is 0.6 miles from the nearest tube at Parsons Green, which runs on the District line. There are also several excellent bus services on the nearby Fulham Road and Fulham Palace Road, providing access to the City and West End of London.





KILMAINE ROAD, SW6

Approximate gross internal area
1545 sq ft / 143.57 sq m



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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

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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