



Glenrosa Street, SW6

£1,350,000 *Freehold*



A fantastic opportunity to acquire a spacious and well proportioned, four bedroom, two bathroom family home, spanning 1577 sq. ft. of well arranged living space with a large 17 ft garden and the potential for a side return and rear pod (STPP).



Fulham & Parsons Green

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## DESCRIPTION

At the front of the property is a large double reception room with high ceilings and a large bay window allowing for plenty of natural light. Towards the rear, is a large open plan kitchen and dining room, fitted with ample storage and private access through French doors to a large 17 ft. private garden, perfect for al-fresco dining and entertaining guests. To complete the floor is a guest cloakroom located centrally between the reception room and kitchen.

The first floor presents three double bedrooms. The principal bedroom located at the front of the property boasts high ceilings, a large bay window and built-in wardrobes that lead through to an en-suite bathroom with a separate shower. A further two bedrooms are found at the back of the property and are both served by a family style bathroom. There is a large and very useful loft space with easy access located from the first floor landing.

On the second floor there is a large double bedroom with windows overlooking the garden. There is also a wc on this floor.

The house is being sold with no onward chain.

Glenrosa Street is located within walking distance of Imperial Wharf (overground), Fulham Broadway, and Parsons Green (District Lines) tube stations. There are extensive local amenities and restaurants along Wandsworth Bridge Road as well as the green spaces of Eel Brook Common also nearby. It is within walking distance to the large Sainsburys, the Harbour Club and excellent nearby schools, as well as Our Lady of Perpetual Help Church.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**MATERIAL INFORMATION**

**Tenure:** Freehold

**Term:** N/A

**Service Charge:** N/A

**Ground Rent:** N/A

**Council Tax Band:** G

**EPC rating:** D

The images in this brochure include CGI furniture.



# GLENROSA STREET, SW6

Approximate gross internal area  
1577 sq ft / 146.50 sq m  
(Excluding Loft)  
Loft  
274 sq ft / 25.45 sq m

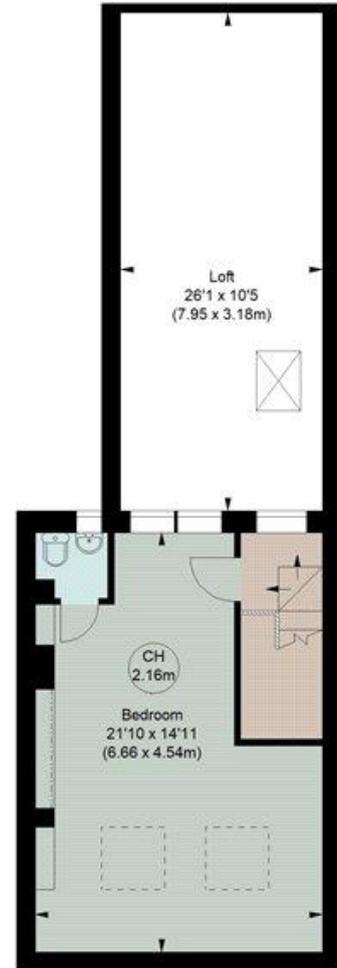


**GROUND FLOOR**  
(57.69 m<sup>2</sup>)

Key :  
CH - Ceiling Height



**FIRST FLOOR**  
(58.31 m<sup>2</sup>)



**SECOND FLOOR**  
(30.48 m<sup>2</sup>)

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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