



Mylne Close, Upper Mall, London, W6

£1,250,000 Freehold

A contemporary, architect designed townhouse moments from the River Thames.

Double Reception Room | Kitchen / Dining Room | 4 Bedrooms | Study / Bedroom | En suite Bathroom | 2 Shower Rooms | Utility Room | Balcony | 1718 Sq Ft / 160 Sq M | Council Tax Band G | EPC Rating Band C

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LOCATION

Mylne Close is a small, gated development just moments from the Thames Path, with its variety of pubs, cafes and other amenities.

King Street and Chiswick High Road are both within easy reach, with the closest Underground stations being Ravenscourt Park, Stamford Brook and Hammersmith.

A number of well regarded schools, both state and private sector including St Paul's School, Latimer Prep and Upper Schools and West London Free School are also found within the local area.



DESCRIPTION

Arranged over four floors, this modern, architect designed townhouse is presented in a contemporary style throughout offering just over 1700sqft of accommodation.

The ground floor offers entrance hall, shower room, kitchen and reception/dining room; the first floor dual aspect reception room with balcony and a utility/kitchen room; the second floor two double bedrooms, bathroom and third single bedroom; the top floor offers bathroom, bedroom and study/bedroom.

The house further benefits from excellent storage throughout and off street, gated parking for two cars to the rear.





LOCAL AUTHORITY
Hammersmith & Fulham

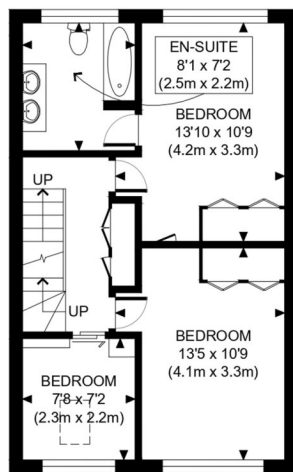
TENURE
Freehold.

PRICE: £1,250,000 Freehold

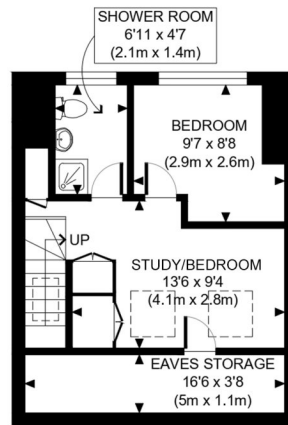


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

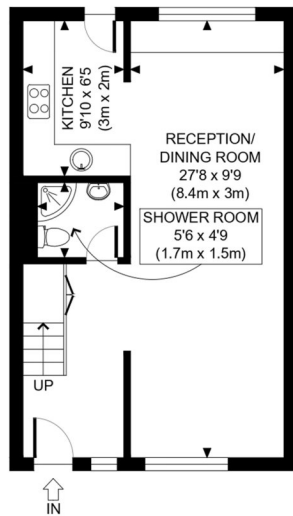




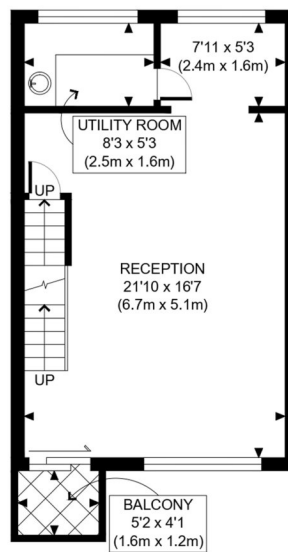
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 461 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 342 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 275 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 459 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1718 SQ FT/ 160 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1651 SQ FT/ 153 SQM

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MYLNE CLOSE, W6

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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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