



ST. MAUR ROAD, SW6

£2,100,000 FREEHOLD

A rare and exciting opportunity to purchase this wonderful five bedroom, mid-terrace, family home, in the heart of Parsons Green, spanning 2,313 sq. ft with potential to extend (STPP) and a large 24 ft garden and roof terrace.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

You enter the house through the generous entrance hall which leads through to a fabulous and wider than average double reception room with large bay window allowing in lots of natural light. There are beautiful original features in the form of the cornicing and original fireplaces. The kitchen is located at the back of the property which benefits from an open-plan breakfast/dining room, offering a fantastic entertaining area. The room has a great feeling of space with a conservatory and French doors leading out on to a large, well maintained, mature garden. There is potential to extend into the side return subject to planning permission. There is also a cloakroom on this floor and stairs that lead down to a cellar providing valuable extra storage or utility space.

To the front of the first floor is the spacious master bedroom with fitted wardrobes. There are a further two bedrooms on this floor with a family bathroom and a separate shower room.

St. Maur Road is a popular road located to the south of Fulham Road and is within a stone's throw to the incredible selection of local independent shops, bars and restaurants found on both Fulham Road and New Kings Road, Parsons Green Station is approximately a five minutes' walk away, along with the open spaces of Parsons Green.





ST MAUR ROAD, SW6
Approximate gross internal area
2313 sq ft / 214.87 sq m



Key :
CH - Ceiling Height



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		83 B
69-80	C		
55-68	D	63 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: 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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