



KINNOUL ROAD, W6

**£599,950 SHARE OF FREEHOLD**

**An exciting opportunity to purchase this modern two double bedroom, two bathroom, flat on Kinnoul Road, ideally located in the heart of Fulham, spanning 631sq. ft of practical and contemporary living space.**

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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## DESCRIPTION:

The flat opens into a central hallway which has had a library area created. This leads through a galley kitchen to the reception room which has space for a dining table. There are doors onto a patio providing some outside space here too. The living area benefits from a generous ceiling height of approximately 2.98m with wood floors throughout. The kitchen is well-equipped, with ample worktop space and integrated appliances.

There are two equal sized, spacious double bedrooms situated at either end of the property both benefitting from their own ensuite bathrooms. There is a separate cloakroom accessed from the reception room which also provides laundry facilities and additional storage.

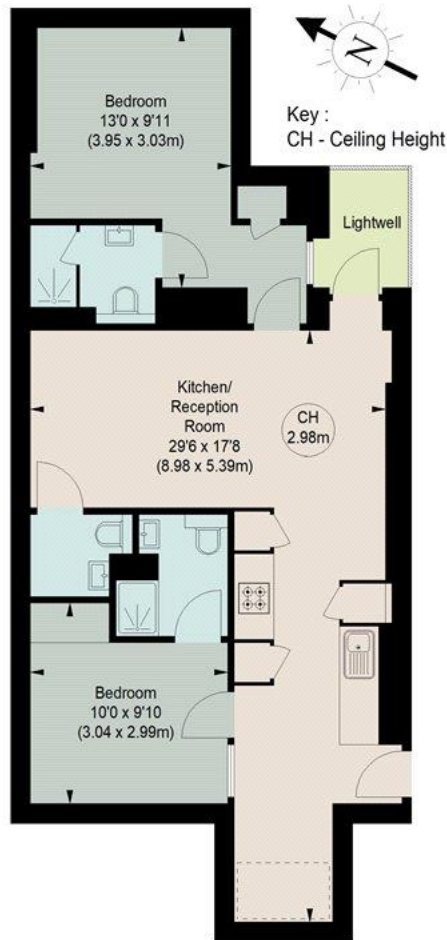
Kinnoul Road is a quiet residential street ideally positioned between the Fulham Palace Road and Munster Road. It offers easy access to the local amenities, restaurants, and cafes of Fulham and Barons Court, with excellent transport links via nearby Hammersmith and Barons Court underground stations. The Thames riverside walk and Bishops Park are also within easy reach.





## KINNOUL ROAD, SW6

Approximate gross internal area  
631 sq ft / 58.62 sq m



### LOWER GROUND FLOOR

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             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

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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