



KINNOUL ROAD, W6
£575,000 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 40
 New King's Road, Fulham, London, SW6 4ST

Winkworth

for every step...

winkworth.co.uk



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

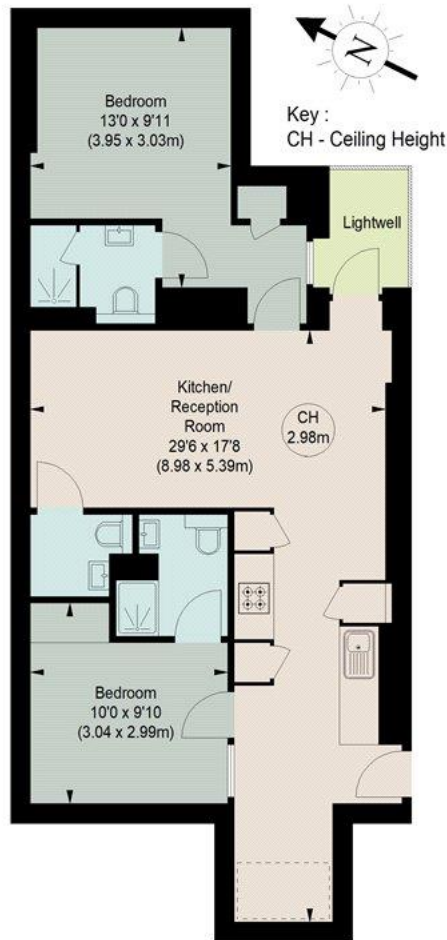
ACCOMMODATION

Share of Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Terraced, Basement, Residents Parking, New, Town/City, Good decoration, 631 Approx Sq Ft



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.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk
40 New King's Road, Fulham, London, SW6 4ST

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.