



LINVER ROAD, SW6
£1,795,000 FREEHOLD

An exciting opportunity to acquire this well-presented four bedroom property on the highly sought-after Linver Road, spanning approximately 1,751 sq. ft of internal space, arranged across two floors of this mid-terrace property with a private 16ft garden. The property has potential to extend (STPP) and is being sold with no onward chain.

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

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DESCRIPTION:

You enter the house into a spacious hallway that leads through to an open plan dining and reception room featuring generous ceiling heights of 2.84m and large front-facing windows that invites in natural light. At the rear, the property opens into an open-plan kitchen and dining space. The kitchen provides ample space for cooking and entertaining, with direct access through French doors onto a beautifully kept garden. Also on the ground floor is a convenient guest cloakroom, and access to a useful cellar with a ceiling height of 2.03m.

On the first floor there are three spacious double bedrooms. To the rear overlooking the garden is a good-sized bedroom overlooking the garden. At the front of the property are two further double bedrooms both with built-in wardrobes. The larger of the two has access to a pretty balcony overlooking the street. There is a large family style bathroom to complete the floor.

On the second floor is the principal bedroom complete with an en-suite shower room and built-in wardrobes. There is also additional storage in the hallway. You could extend into the rear loft space on the second floor to create a further bedroom or bathroom here.





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Approximate gross internal area
1751 sq ft / 162.67 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		
69-80	C		78 C
55-68	D	61 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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