



KILMAINE ROAD, SW6  
**£675,000 LEASEHOLD**

**A charming and well-proportioned two bedroom, one bathroom maisonette with a private garden, spanning 795 sq. ft, located in the popular Munster Village.**

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

The flat consists of a double reception room with large sash windows. One half is currently being used as a dining room, perfect for entertaining. This leads through to the kitchen which has direct access out to the split-level South facing garden.

Stairs lead to the first floor, where there are two spacious double bedrooms, both with excellent built-in storage options. The principal bedroom sits to the front of the house, enjoying a square bay window and good ceiling height. The second bedroom overlooks the rear garden and is adjacent to a well-appointed family bathroom fitted with a bath and shower.

Kilmaine Road is a quiet residential street, ideally situated within easy reach of the shops, restaurants, and cafés of Munster Road and Fulham Road. The area benefits from the expansive green open spaces of Bishop's Park, which also features tennis courts and scenic riverside walks. Excellent transport links are available at Parsons Green (District line), and the neighbourhood is well served by a range of outstanding nurseries and schools, including Kensington Prep, Lady Margaret's, and Fulham Prep.



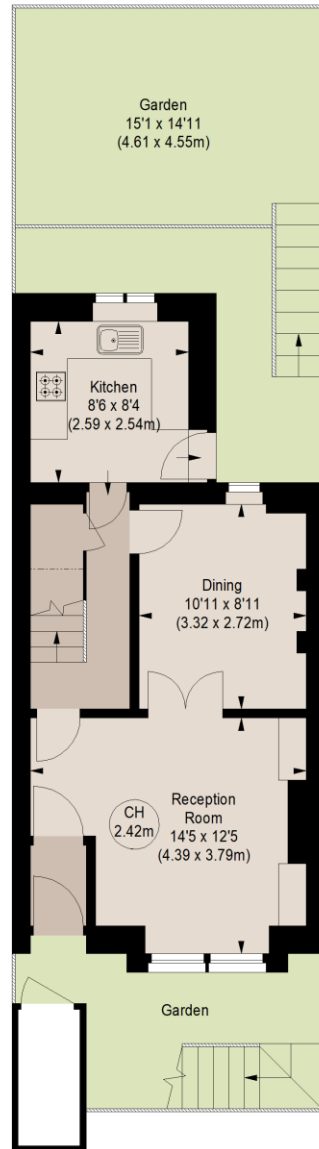






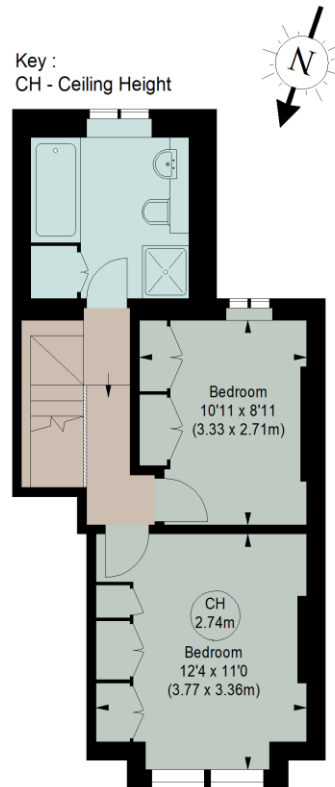
## KILMAINE ROAD, SW6

Approximate gross internal area  
795 sq ft / 73.86 sq m



### GROUND FLOOR

(38.94 m<sup>2</sup>)



### FIRST FLOOR

(34.87 m<sup>2</sup>)

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		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 150 years

**Service Charge:** £0 per annum

**Ground Rent:** £200 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](mailto:fulham@winkworth.co.uk)

# Winkworth

for every step...

[winkworth.co.uk](http://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.