



## GUION ROAD, SW6 £2,750,000 FREEHOLD

With an excellent balance of contemporary modern living in a stunning mid terrace period property this exceptional family home has undergone a full refurbishment program and offers an incoming family high end living on one of the most sought after roads in Parsons Green.

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## DESCRIPTION:

This uncompromising house exudes style and flair, the grand double reception room has an impressive square bay to the front, whilst there is a proper designated dining room to the rear. The beautiful kitchen/breakfast room has a newly fitted Neptune kitchen with La Cornue CornuFé 110 range oven, full range of wall and base units, and a space large enough for dining table and sofa . Double French doors lead onto a pretty and very private garden. On the ground floor you will find a useful utility room/WC and good storage in the multipurpose cellar.

The master suite occupies half of the first floor with a large bedroom and bay to the front, with a walk-in wardrobe and a high end ensuite bathroom with separate stand-alone bath and double shower. There are three further double bedrooms with en suites. There is an abundance of eaves storage at the top of the house.

Guion Road is a quiet residential road located in the heart of Parsons Green and is within very easy reach to the incredible array of independent shops, bars, cafes and restaurants close by, along with the excellent range of local schools including Lady Margaret's, Holy Cross, Thomas's and Fulham Prep to name a few. The District Line at Parsons Green is moments away along with the numerous bus routes.





**GUION ROAD, SW6**  
 Approximate gross internal area  
 2160 sq ft / 200.66 sq m  
 (Including Eaves Storage and Garden Storage)  
 Eaves Storage 9.57 sq m / 103 sq ft  
 Garden Storage 0.65 sq m / 7 sq ft



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.

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