



HUMBOLT ROAD, W6
£1,450,000 FREEHOLD

A beautifully presented, fully extended, four bedroom, three bathroom Victorian terraced house spanning over three floors with a South facing garden, on this quiet residential road.

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

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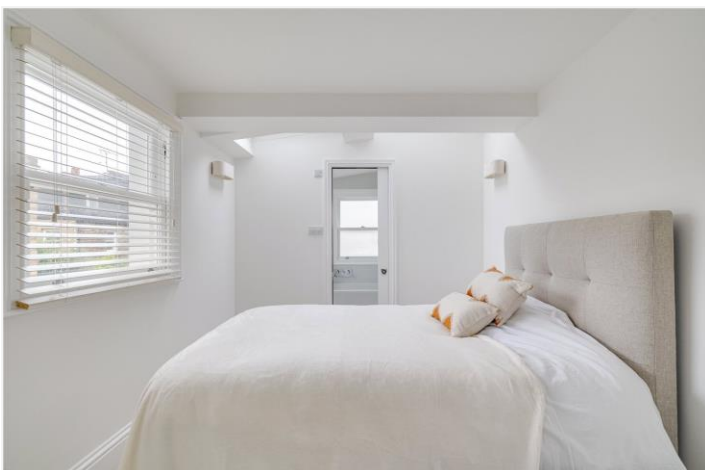


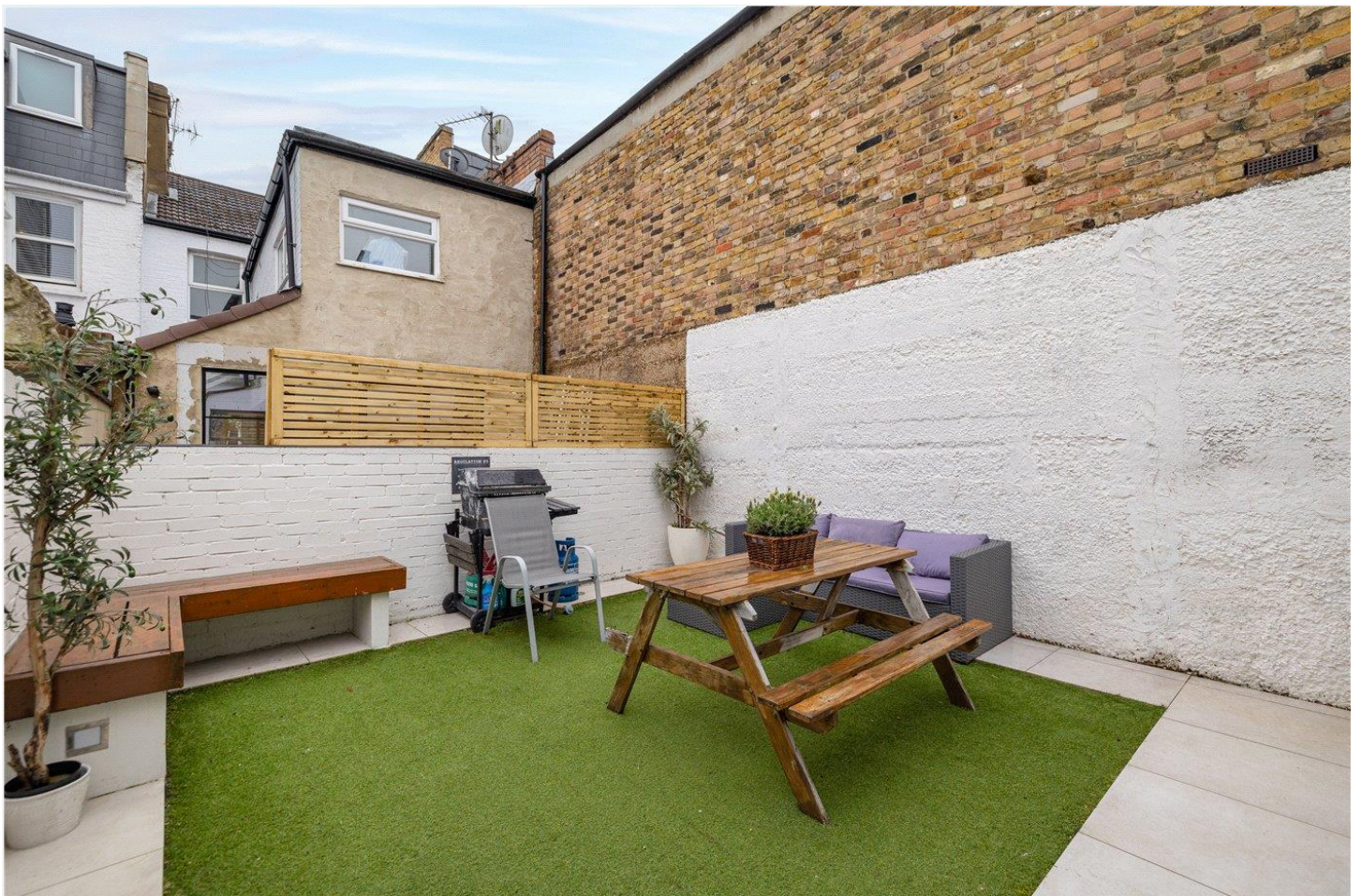
DESCRIPTION:

You enter the house on the ground floor to a light and bright, double reception room, benefitting from a bay window and good ceiling height. To the rear there is a generously sized kitchen and dining area which leads onto a well-kept, large South facing private garden. There is also a cloakroom on this floor.

On the first floor there are three well-proportioned double bedrooms, the largest with built-in wardrobes and a bay window. This bedroom shares a 'Jack and Jill' bathroom room. The third bedroom benefits from an en-suite. On the second floor is the spacious principal bedroom with built-in wardrobes and a Juliet balcony. There is further eaves storage on this floor. This bedroom is served by a large bathroom with a separate shower.

Humbolt Road is a quiet residential street to the north of Lillie Road and is well located for access to all the local amenities on Fulham Road, Fulham Palace Road and all the local transport links, bus routes, and tube links at Barons Court and Hammersmith.





HUMBOLT ROAD, SW6

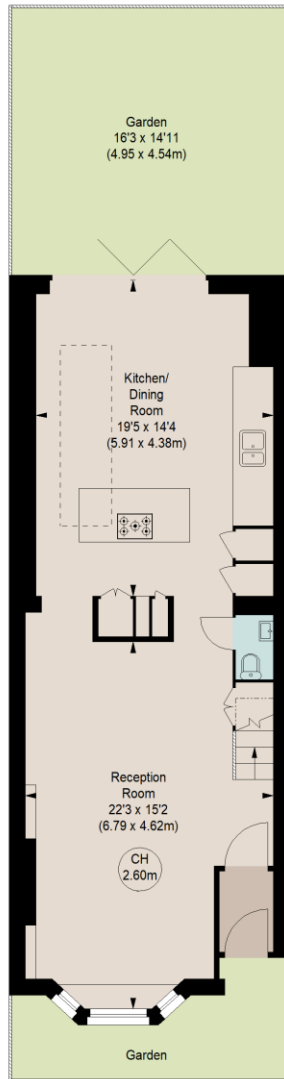
Approximate gross internal area

1509 sq ft / 140.19 sq m

(Including Eaves Storage)

Eaves Storage

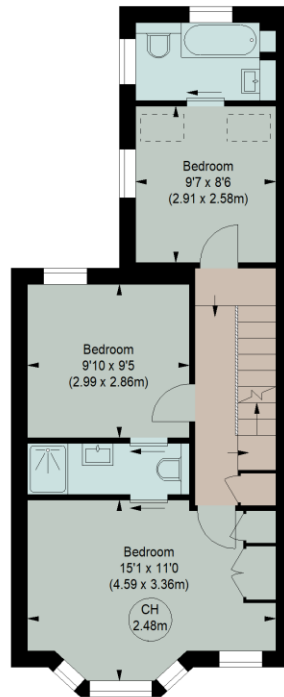
67 sq ft / 6.22 sq m



GROUND FLOOR

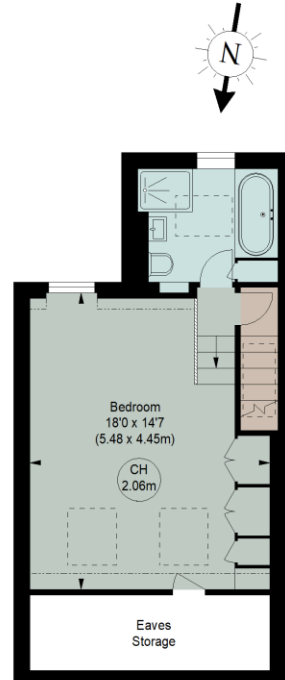
(57.84 m²)

Key :
CH - Ceiling Height



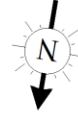
FIRST FLOOR

(44.91 m²)



SECOND FLOOR

(37.41 m²)



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		
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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