



DAWES ROAD, SW6
£1,100,000 FREEHOLD

A fantastic opportunity to acquire this three bedroom mid-terrace family home with a private garden and potential to extend into the side return and loft space (STTP) on Dawes Road.

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

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DESCRIPTION:

Upon entering the house, you are greeted by a welcoming hallway that leads through to a generous double reception room, benefitting from excellent natural light from the charming bay window at the front. This elegant space, with its high ceilings, offers a wonderful setting for both entertaining and everyday family living.

To the rear of the property lies the kitchen and dining room that lead to a private garden, providing the ideal layout for al fresco dining and indoor-outdoor living. There are steps leading down from the hallway to the cellar.

Upstairs, the first floor is arranged to provide two well-sized bedrooms. The principal bedroom, located at the front of the house, offers excellent proportions with built-in wardrobes. The second double bedroom on this floor provides ample space for family or guests and benefits from built-in wardrobes. A family bathroom is conveniently positioned to serve all rooms with an additional separate wc also located on this floor. The family bathroom also offers access to a private roof terrace.

On the second floor there is another double bedroom also with built-in wardrobes and additional storage, including the loft space.

The house is being sold with no onward chain.

Dawes Road is a popular street situated within the heart of Fulham. The area benefits from excellent transport links, with the District Line available at Fulham Broadway and Parsons Green, while West Brompton and Earl's Court are also within easy walking distance, together with several local bus routes providing convenient access into central London. Residents can enjoy a wide selection of restaurants, cafés and shops along Fulham Road and North End Road, while Fulham Broadway offers further amenities, including Whole Foods, Waitrose and a Vue Cinema.





DAWES ROAD, SW6

Approximate gross internal area

1531 sq ft / 142.23 sq m

(Including Loft Storage)

Loft Storage

137 sq ft / 12.73 sq m



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	65 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

Council Tax Band: F

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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