



ROSALINE ROAD, SW6
£1,350,000 FREEHOLD

Located on the sought-after Munster Village, this beautifully presented three-bedroom Victorian home offers bright and versatile living across 1,451 sq. ft., including eaves storage, with a private garden perfect for entertaining.

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DESCRIPTION:

The property enjoys wonderful proportions throughout, featuring a spacious double reception and dining area with generous ceiling height and classic period detailing. This flows seamlessly into a well-appointed kitchen with modern fittings, opening directly onto a charming garden - ideal for alfresco dining and relaxation.

The first floor comprises two good-sized double bedrooms, each offering excellent natural light and built-in wardrobes, served by a stylish family bathroom with a double vanity. The top floor hosts a superb principal bedroom with its own ensuite shower room, built-in wardrobes and eaves storage.

A practical utility room is located in the basement, providing additional storage and laundry space.

There is potential to create an additional bedroom with precedent already set on the street by extending into the pod subject to the usual planning permission.

Rosaline Road is a popular residential street within easy reach of Fulham Broadway and Parsons Green underground stations (District Line), offering excellent access to the West End and the City. The area benefits from a vibrant selection of local shops, cafes, and restaurants, as well as nearby green spaces and highly regarded schools.

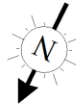




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Approximate gross internal area
1451 sq ft / 134.80 sq m
(Including Eaves Storage)
Eaves Storage
88 sq ft / 8.18 sq m

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		
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: 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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