



New Kings Road, Fulham **SW6**

---



# New Kings Road, Fulham SW6

---

This newly refurbished four-bedroom house on the sought-after New Kings Road combines practicality, and style to offer a truly exceptional living environment.

The ground floor features a grand reception room with a bright and inviting atmosphere which seamlessly connects to a designer kitchen. The kitchen features a central island which can seat up to six guests, ideal for family gatherings and entertaining friends. From the kitchen step into the south-east facing landscaped garden, cleverly designed with raised beds doubling up as seating surrounding the garden. Also on the ground floor is a guest bathroom and bespoke storage adding a practical touch for family living.



**Guide price:** £1,500,000

**Tenure:** Freehold

**Local authority:** Hammersmith & Fulham

**Council tax band:** G



Moving to the first floor, you'll find three generously sized bedrooms, each adorned with bespoke storage, and a family bathroom featuring a stylish double sink. The final floor is dedicated to the principal bedroom, creating a private and spacious retreat. Tailored storage lines the walls, providing ample space for organisation. The contemporary open-plan shower room adds a modern touch, and a charming Juliet balcony floods the space with natural light and fresh air. This house combines practicality, and style to offer a truly exceptional living environment on one of the most desirable streets, New Kings Road.



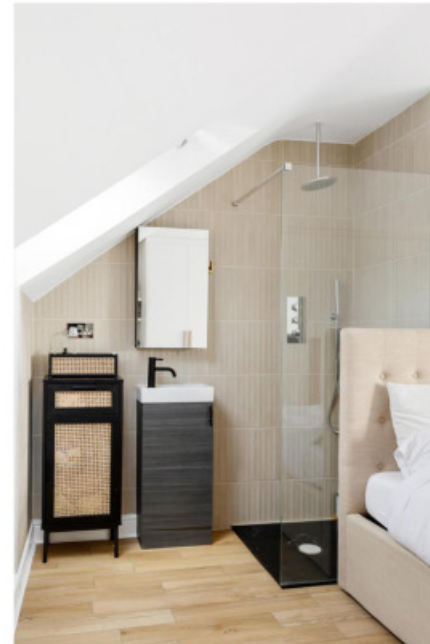


## Location

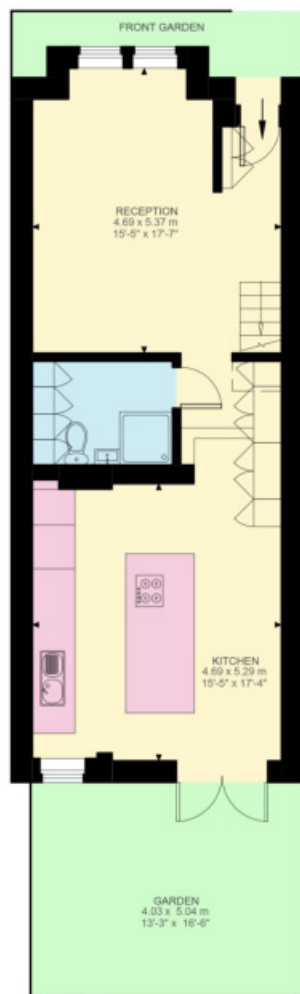
The property is situated moments from an array of shops, coffee houses and restaurants. The Hurlingham Club, an exclusive sports and social club, and Hurlingham Park which hosts Polo in the Park are also close by.

There are many local private schools in Fulham, including Thomas School, Kensington Prep, Lycee Francais and Lady Margaret School.

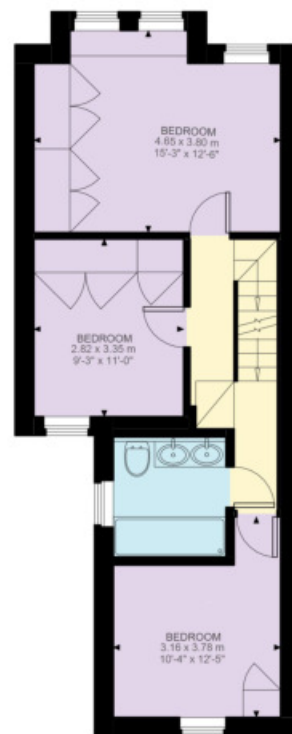
Parsons Green (0.5 miles) and Putney Bridge (0.3 miles) are the closest Underground Stations (District line) and there are a number of bus routes going into Central London also.



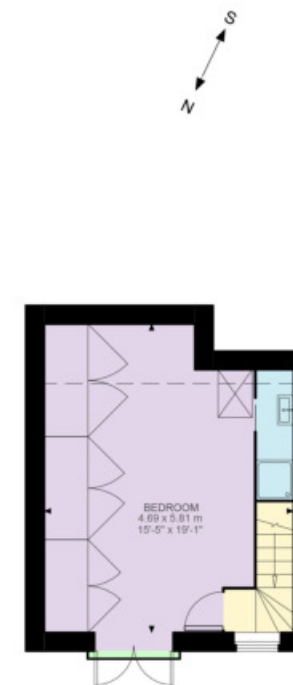




Ground Floor  
639 ft<sup>2</sup>



First Floor  
550 ft<sup>2</sup>



Second Floor  
277 ft<sup>2</sup>

**New Kings Road, SW6**  
Approximate Gross Internal Area  
136.27 SQ.M / 1467 SQ.FT

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**Knight Frank**  
Fulham  
203 New Kings Road  
Fulham  
SW6 4SR  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Sam Thornton**  
020 7751 2403  
[samuel.thornton@knightfrank.com](mailto:samuel.thornton@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.