



Rosaville Road, Fulham SW6



Rosaville Road

Fulham SW6

A beautifully finished five-bedroom family house that has undergone a back to brick refurbishment to an exceptional standard, situated on the sought after 'Villes' with a southerly aspect garden.

Rosaville Road is a quiet tree-lined residential street situated in an excellent location near the charming community of Parsons Green. This area offers a variety of independent shops, restaurants, pubs, cafes, and is conveniently close to the Parsons Green underground station (District line), which is 0.6 miles away. Fulham Broadway underground station and its shops are 0.6 miles from the property. All times and distances are approximate.



EPC
C

Guide price: £2,500,000

Tenure: Freehold

Local authority: London Borough Hammersmith and Fulham

Council tax band: G

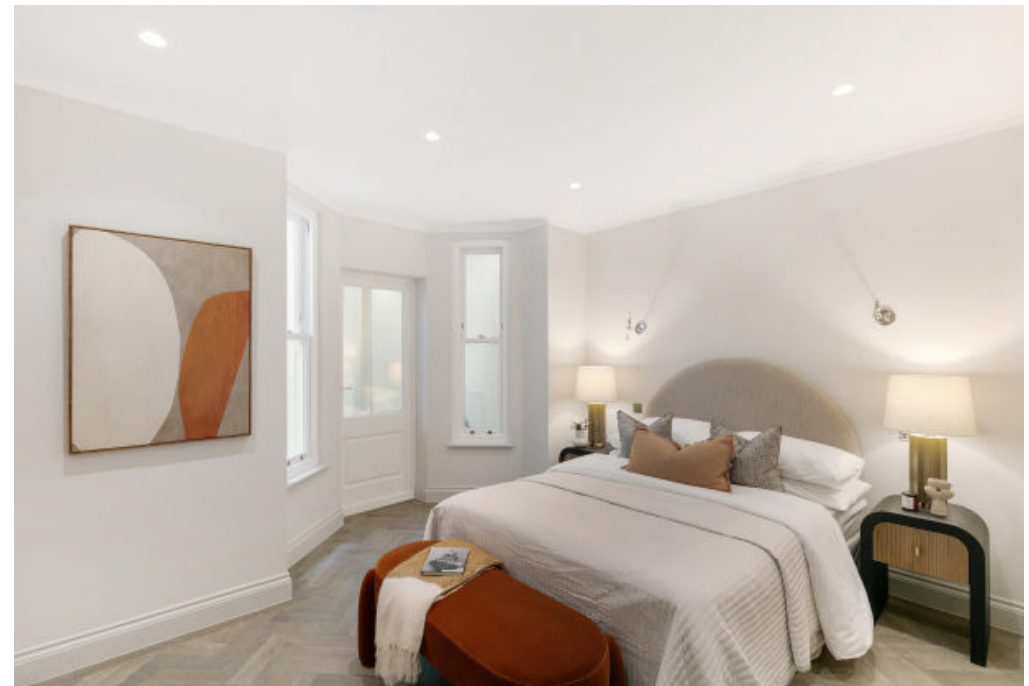




The ground floor accommodation comprises; a spacious reception room, an adjoining boot room with guest WC and an impressive kitchen/dining room bathed in natural light from skylight windows and sliding doors that open to the rear garden. The kitchen has been fitted with an array of bespoke units and integrated appliances including wine fridge. The paved landscaped garden features built-in bench, raised beds and BBQ area, perfect for alfresco dining.

On the lower ground floor, you'll find additional reception space perfect for a playroom or media room, a double bedroom with an en suite, a separate utility room, and a second WC.

The principal bedroom on the first floor features wall-to-wall built-in wardrobes and an en suite bathroom with separate bath and shower. There are three more bedrooms and two family bathrooms laid out over the first and second floors.



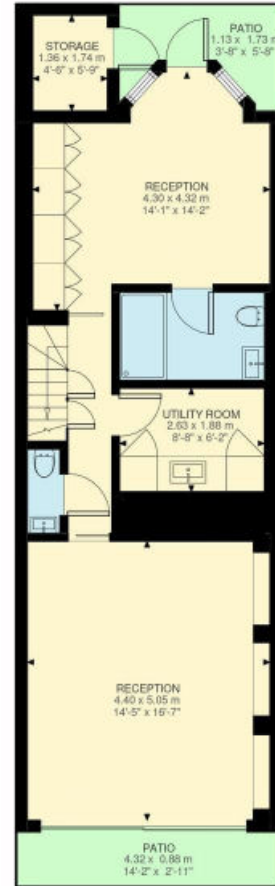


Rosaville Road, SW6

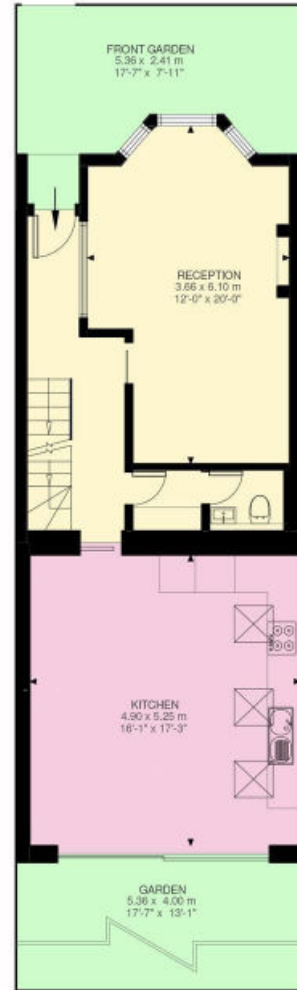
Approximate Gross Internal Area
198.05 sq m / 2132 sq ft (excluding eaves)

Inclusive Total Area
207.55 sq m / 2234 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.



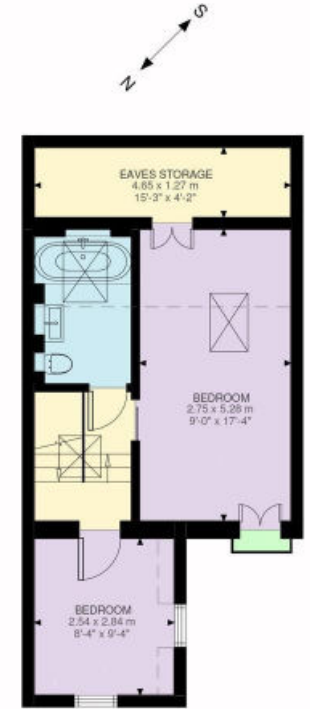
Lower Ground Floor
610 ft²



Ground Floor
643 ft²



First Floor
527 ft²



Second Floor
352 ft²

KEY: CH = Ceiling Height
Restricted Head Height

Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

knightfrank.co.uk

We would be delighted to tell you more

Arabella Howard-Evans

020 7751 2402

arabella.howardevans@knightfrank.com

Joanna Sutherland

020 7751 2409

jo.sutherland@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 July 2024. Photographs and videos dated July 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

