

## Epple Road, Fulham <mark>SW6</mark>

An incredible turn-key finish end of terrace house located in this incredibly sought after pocket of Parsons Green just yards away from the underground station.

The ground floor accommodation consists of two reception rooms with a Chesneys fireplace, a beautifully finished Roundhouse Design kitchen/dining room that has been fitted with an array of built in units, a central island, integrated appliances and Crittall glass doors to the private south west facing garden which includes a side gate. This floor has been laid with wooden herringbone flooring throughout.

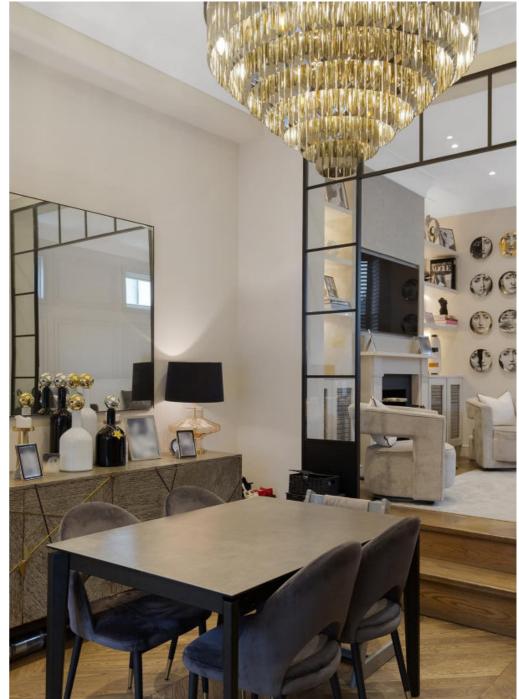


Guide price: £2,750,000 Tenure: Freehold Local authority: Hammersmith and Fulham Council tax band: G











The lower ground provides further space with a 20 ft media room, a double bedroom with ensuite, guest WC and separate utility.

There are are four bedrooms on the first and second floor, the main bedroom includes a walk-through dressing area and en suite. The rest are served by the main bathroom.

The property further benefits from air conditioning on ground floor, the principal bedroom suite and top floor.

## Location

Epple Road runs south off the Fulham Road, located moments from Parsons Green underground station and the variety of Independent shops, cafes and restaurants of Parsons Green.

Parsons Green underground station (District Line) is just 110 yards away, and there are numerous bus routes along the Fulham Road to and from the West End.











## Epple Road, SW6

Knight Frank

203 New Kings Road

knightfrank.co.uk

Fulham

Fulham

SW6 4SR

Approximate Gross Internal Area 188.76 SQ.M / 2032 SQ.FT (Excludes Eaves) INCLUSIVE TOTAL AREA 194.26 SQ.M / 2091 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.



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 property 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.

Particulars dated January 2025. Photographs and videos dated January 2025.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.