



Campana Road, Fulham SW6



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This sophisticated maisonette showcases meticulous and contemporary design across two floors with over 1,900 sq ft.

Campana Road is a quiet residential street located in a popular group of roads that sit between Parsons Green and Eel Brook Common. The local area offers a variety of independent cafes and boutiques, as well as a Waitrose and a Whole Foods located at Fulham Broadway. The nearest underground station is Parsons Green (District Line) providing transport links towards central London, and beyond.



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Guide price: £2,000,000

Tenure: Leasehold: approximately 964 years remaining

Service charge: Please note we have been unable to confirm the service charge. You should ensure you or your advisors make your own enquiries

Local authority: Hammersmith & Fulham

Council tax band: F



Refurbished to an impeccable standard, the ground floor welcomes you with a delightful entrance hall illuminated by a skylight, adorned with panelled walls and a glass banister staircase.

The feature of the property is a striking open-plan living space, with a bespoke Bulthaup kitchen complete with integrated Miele appliances, island with breakfast bar and an expansive Sub-Zero fridge freezer. Sliding doors lead out to a landscaped garden complete with glass walkway, raised beds, built-in seating, and garden kitchen area complete with BBQ. Completing this floor is an additional reception room and a convenient guest WC.







Descending the stairs unveils a fully converted basement level with an impressive head height.

The principal bedroom benefits from a walk-in wardrobe and en suite bathroom complete with walk-in shower, a separate bath, and double hand basins. There are two further bedrooms, both en suite doubles with one offering a dressing area and the other access out to a patio. Completing this floor is a wine cellar and a utility room.

Throughout the residence, underfloor heating ensures comfort, and a wired-in speaker system adds a modern touch. The property's appeal is further heightened by a private entrance accessible via a paved front garden.



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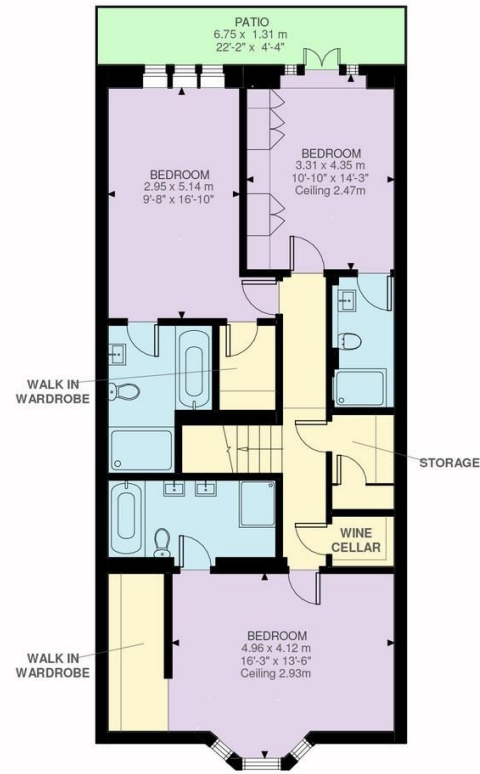
Approximate Gross Internal Area

180.00 SQ.M / 1938 SQ.FT

KEY: CH = Ceiling Height

Restricted Head Height

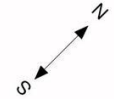
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor
1001 ft²



Ground Floor
937 ft²



Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

knightfrank.co.uk

We would be delighted to tell you more

Sam Thornton

020 7751 2403

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.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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