



COLEHILL LANE,
London SW6



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This charming four-bedroom mid-terrace house offers beautifully balanced living space over three floors, combining smart contemporary design with classic Victorian proportions.



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Local Authority: Hammersmith and Fulham

Council Tax band: E

Tenure: Freehold

Guide price: £1,400,000



EXPANSIVE OPEN-PLAN KITCHEN AND RECEPTION AREA

Upon entry, the residence reveals an expansive open-plan kitchen and reception area. This well-appointed and light space features sleek tiled flooring, a contemporary kitchen with integrated appliances, and three large skylights that flood the room with natural light. Floor-to-ceiling glass doors provide direct access to a low-maintenance, south-facing garden.

To the rear of the ground floor is a useful utility room and separate WC, tucked away for convenience without compromising the open feel of the ground floor.







WELL-APPOINTED BEDROOMS

The first floor comprises three generously proportioned bedrooms and a modern family bathroom, accommodating a flexible layout conducive to family living.

The second floor is devoted entirely to an impressive principal suite, featuring vaulted ceilings, extensive built-in storage solutions, and an elegant en suite bathroom.

Clever use of the eaves space ensures practical storage capacity without compromising on aesthetic appeal.

The property further benefits from a professionally fitted security safe, a ready-to-be-reactivated house alarm, multi-zone underfloor heating on the ground floor and a smart lighting system for the light spots in the reception.







LOCATION AND TRANSPORT LINKS

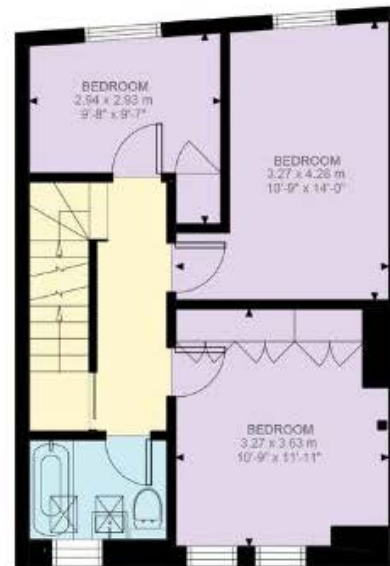
Colehill Lane is ideally located just off Munster Road in Fulham's sought-after 'Munster Village.' Turn right from the house, and you'll find yourself immersed in the vibrant atmosphere of Munster and Fulham Roads, with an array of excellent shops, bars, and restaurants to explore. Conversely, a left turn leads to the serene green spaces of Bishop's Park and the historic Fulham Palace, both situated alongside the scenic River Thames. For convenient transport links, Parsons Green Underground Station (District Line) provides access into Earls Court and the wider city.



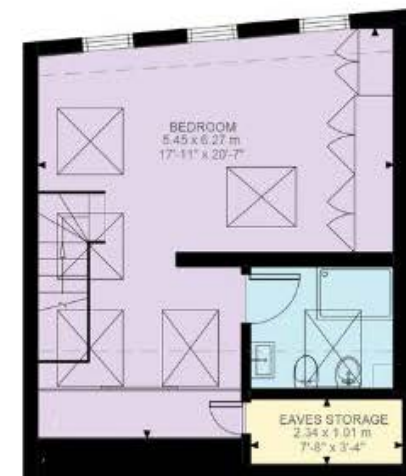




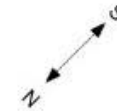
Ground Floor
647 ft²



First Floor
469 ft²



Second Floor
384 ft²



(Including Eaves Storage)
Approximate Gross Internal Area = 139.35 sq m / 1,500 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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