

Campana Road, Fulham SW6

A period four bedroom house, situated on a sought-after residential road close to Eel Brook Common, SW6.

Campana Road is a sought-after location between Parsons Green and Eel Brook Common. It is well served by the amenities of both New King's Road and Fulham Road. The nearest underground station is Parsons Green (District line) which is a short walk away and there are numerous bus routes on Fulham Road and New King's Road.











EPC

Guide price: £1,900,000

Tenure: Freehold

Local authority: Hammersmith & Fulham

Council tax band: G













Campana Road, Fulham SW6

The property provides three floors of well planned accommodation comprising; an entrance hall, spacious double reception with space for sitting and dining and to the rear a kitchen/breakfast room with an array of fitted units and a door to the garden.

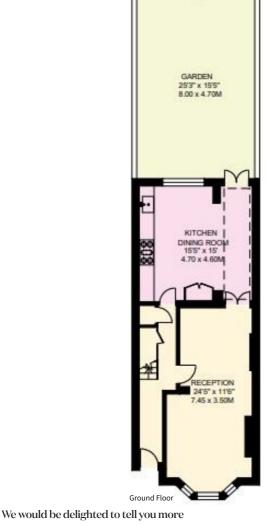
The first floor provides three bedrooms, two of which are double in size with fitted wardrobes and a family bathroom. On the top floor is another double bedroom with en suite shower room.

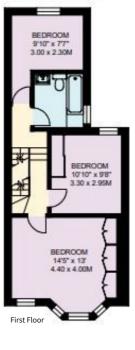
There is a fully enclosed garden with a fantastic degree of privacy.

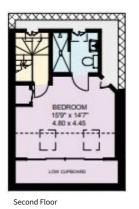












Campana Road, SW6

Approximate Internal Floor Area 130.6 sq m / 1400 sq ft

Plus eaves storage 3.6 sq m / 39 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.

Knight Frank

Fulham

knightfrank.co.uk

203 New Kings Road We would

Fulham Sam Thornton SW6 4SR 020 7751 2403

Nicholas Warren 020 3833 9842 Riccardo Daboni 020 7751 2416

samuel.thornton@knightfrank.com nicholas.warren@knightfrank.com riccardo.daboni@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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 May 2024. Photographs and videos dated December 2021.

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.