



**KENYON STREET, LONDON, SW6**  
**£1,700,000**

**Carter Jonas**



## KENYON STREET, LONDON, SW6

A superb semi-detached family home offering 2000sq ft of living space, a south facing garden and potential to extend further (subject to planning). The accommodation currently comprises a double reception room, guest WC, side entrance and a lovely South Facing extended kitchen/diner/family room leading onto the garden. 4 double bedrooms and 2 bathrooms complete the accommodation upstairs, and there is potential to create a further bedroom/pod room subject to planning consent.

Kenyon Street runs from Fulham Palace Road to Stevenage Road and the River Thames and is well located for river walks, the open spaces of Bishops Park and Fulham Palace, and the numerous riverside eateries on the Thames Path. Putney Bridge (District Line) and Hammersmith Underground Station (Piccadilly/District Line) is within easy reach. There are also further restaurants and shops nearby on Fulham Palace Road and Munster Road.

### AMENITIES

- Semi-Detached
- South facing garden
- Extended kitchen/diner/family room
- Double reception room
- Side passage with entrance
- 4 double bedrooms
- 2 bathrooms
- Guest WC

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

**A WIDER THAN AVERAGE, SEMI-DETACHED 4 BEDROOM HOUSE IN THE ALPHABET STREETS WITH NO ONGOING-CHAIN.**



Classification L2 - Business Data





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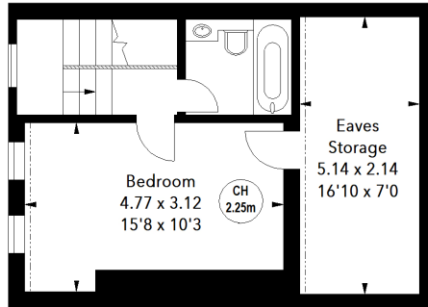


## Kenyon Road, SW6

Approximate Area = 185.89 sq m / 2001 sq ft  
(Including Eaves Storage)  
Eaves Storage = 11.24 sq m / 121 sq ft

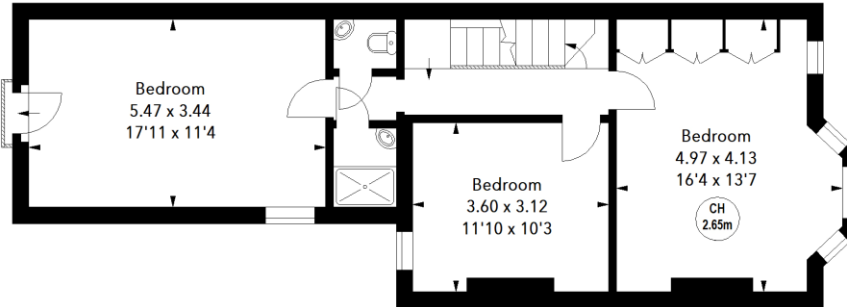


Key :  
CH - Ceiling Height



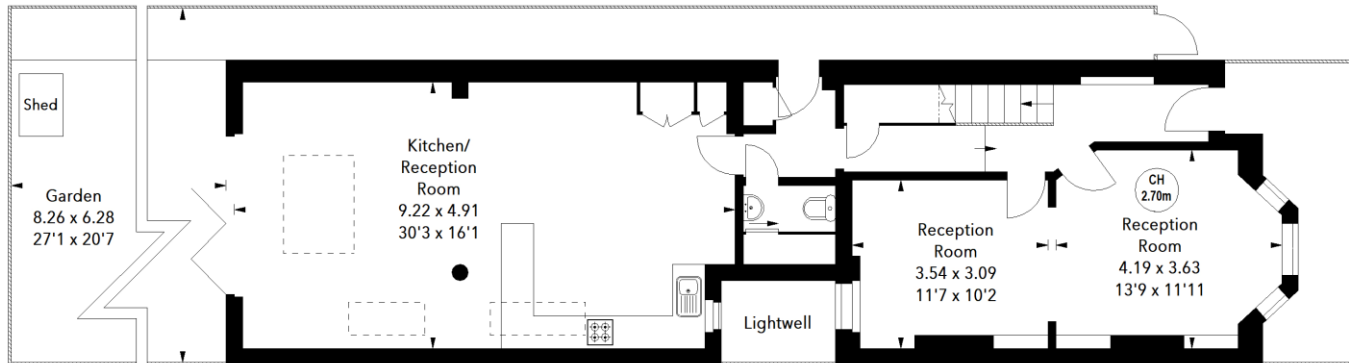
Second Floor

Approx. 36.70 sq m / 395 sq ft



First Floor

Approx. 61.96 sq m / 667 sq ft



Ground Floor

Approx. 86.49 sq m / 931 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### IMPORTANT INFORMATION

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