



**BRECON ROAD, LONDON, W6**  
£4,250 per month\*

**Carter Jonas**

# BRECON ROAD, LONDON, W6 8PU

This charming and beautifully presented three bedroom, two bathroom house offers incredible storage throughout.

- 3 Bedrooms
- 2 Bathrooms
- Study
- Excellent storage
- Garden
- Unfurnished
- Available 1<sup>st</sup> August

## THE PROPERTY

Offering a delightful blend of comfort and style, this home presents an ideal opportunity for those seeking a peaceful and convenient living experience.

Upon entering, you'll be greeted by a warm and inviting atmosphere that flows throughout the property. The spacious living room boasts a large bay window, allowing an abundance of natural light to flood the room. The open plan kitchen diner is well-equipped and features ample storage space.

Outside, the property benefits from a private garden, providing an idyllic outdoor space for entertaining family and friends.

The first floor comprises a family bathroom and two bedrooms both featuring built-in wardrobes. The family bathroom benefits from underfloor heating and is tastefully designed with high-quality Lefroy Brooks fixtures, ensuring both functionality and style. For added convenience, a laundry cupboard houses a washing machine and tumble dryer.

The top floor houses the principal bedroom and also a unique pod conversion that is currently used as an office space. The principal bedroom is a true sanctuary, complete with an en-suite bathroom.

Throughout the home there is an abundance of built-in storage options, making it an ideal choice for those in need of extra space and organization. From built-in wardrobes to additional storage cupboards throughout the property, you'll find plenty of room to declutter and maintain a tidy living environment.



## LOCATION

Brecon Road is a sought-after location, known for its tranquil residential setting and proximity to a range of amenities. The area offers an excellent selection of local shops, cafes, and restaurants, providing all the essentials just a short stroll away. Transportation links are easily accessible, with well-connected bus routes and the nearby tube stations of Barons Court and West Brompton. The property also benefits from close proximity to renowned schools, making it an appealing choice for families.

Holding deposit 1 weeks' rent

Security deposit 6 weeks' rent

Minimum term 12 months

Council Tax Band E

## OUTSIDE

Garden

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority Hammersmith and Fulham - Council Tax Band E

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Directions

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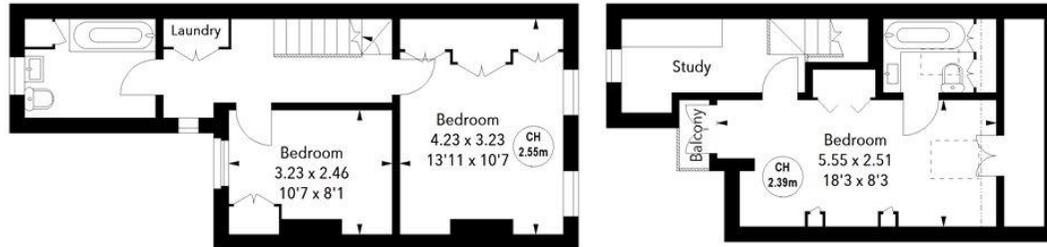


## Brecon Road, SW6

Approximate Area = 110.92 sq m / 1194 sq ft  
(Including Eaves Storage)  
Eaves Storage  
3.25 sq m / 35 sq ft



Key :  
CH - Ceiling Height

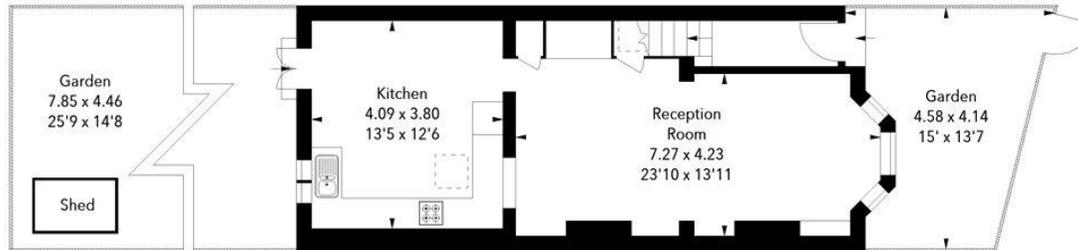


First Floor

Approx. 36.14 sq m / 389 sq ft

Second Floor

Approx. 29.17 sq m / 314 sq ft



Ground Floor

Approx. 45.61 sq m / 491 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

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