



ROSAVILLE ROAD, SW6
£1,400,000

Carter Jonas

ROSAVILLE ROAD, SW6

A beautiful terraced period house featuring on the ground floor a bay fronted double reception room, shower/WC and kitchen with door leading to the patio garden. On the first floor are three good sized bedrooms and a modern shower room. On the top floor is the fourth bedroom and a bathroom. Further benefits include ample eaves storage. Scope exists to extend (subject to the usual permissions).

Located in the popular "Ville" area of Fulham close to Parsons Green and Fulham Road.

AMENITIES

- 4 Bedrooms
- 3 Bathrooms
- Double Reception Room
- Kitchen Dining Room
- Patio Garden
- Terraced Period House

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A beautiful four-bedroom terraced period house located in the popular "Ville's" area of Fulham.





Rosaville Road, SW6

Approximate Floor Area = 140.4 sq m / 1511 sq ft
Including Limited Use Area (22.1 sq m / 238 sq ft)

= Reduced head height below 1.5m



Ground Floor
52.2 sq m / 562 sq ft

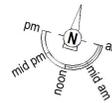
First Floor
51.0 sq m / 549 sq ft

Second Floor
37.2 sq m / 400 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	
EU Directive 2002/91/EC			

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