



**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.**




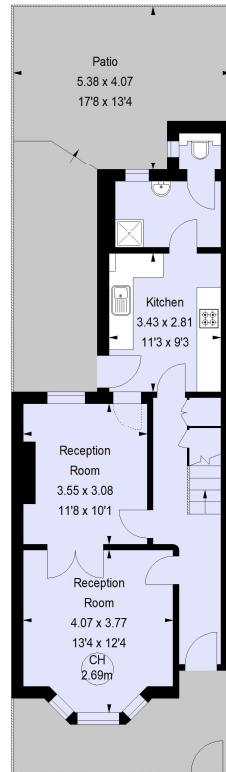




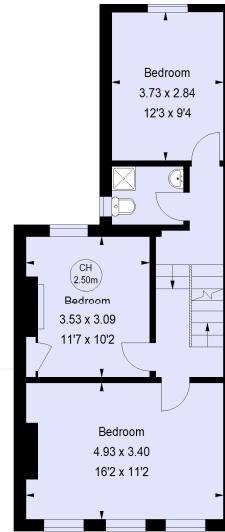
## Rosaville Road, SW6

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

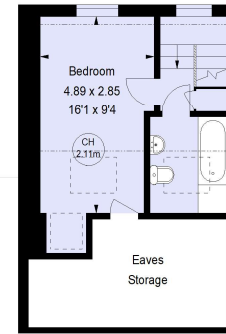
 = Reduced head height below 1.5m



Ground Floor  
52.2 sq m / 562 sq ft



First Floor  
51.0 sq m / 549 sq ft

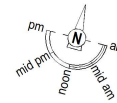


Second Floor  
37.2 sq m / 400 sq ft

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+) <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	67	83
EU Directive 2002/91/EC		

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