



**FULHAM PALACE ROAD, FULHAM, SW6**  
£15,000 per month\*

**Carter Jonas**



# FULHAM PALACE ROAD, FULHAM, SW6 6HR

- Detached double fronted house
- Five bedrooms
- Three reception rooms
- Designer kitchen
- Dining room
- Media room
- Five bathrooms (3 en-suite)

## LOCATION

Fulham Palace Road runs parallel to the Thames and is approx. 1.5m from Fulham to Hammersmith. There are several independent cafes and shops on Fulham Palace Road itself, and depending which end of the road you're on you can access other busier areas such as Fulham Road, Munster Road or Hammersmith. Two underground stations are at the ends of the road, Putney Bridge (District Line, Zone 2) and Hammersmith (District, Piccadilly, Hammersmith & City Lines) Buses also run towards Chelsea, Putney and central London whilst the Thames riverside walk, and the excellent and recently re-developed Bishops Park (popular with families) is a real bonus being only a short walk away.

## THE PROPERTY

The property features two sensational double reception rooms with high ceilings and under floor heating which both lead to the immaculate kitchen with bifolding doors overlooking the 69 ft. by 43 ft. (approx.) west facing landscaped garden.

The first floor features the stunning master bedroom suite with en suite bathroom and an amazing roof terrace, along with two further double bedrooms and a family bathroom.

The loft has been extended to provide two further double bedrooms each with en suite bathrooms. The basement has been excavated to create a media/family room, pump room and further shower room.

The property also benefits from off street parking.

A rare double fronted newly renovated detached house offering Ambassadorial proportions that has been extended sparing no expense and offering excellent security. EPC rating D.





**OUTSIDE**

Large west facing garden & balcony

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Hammersmith and Fulham - Council Tax Band H

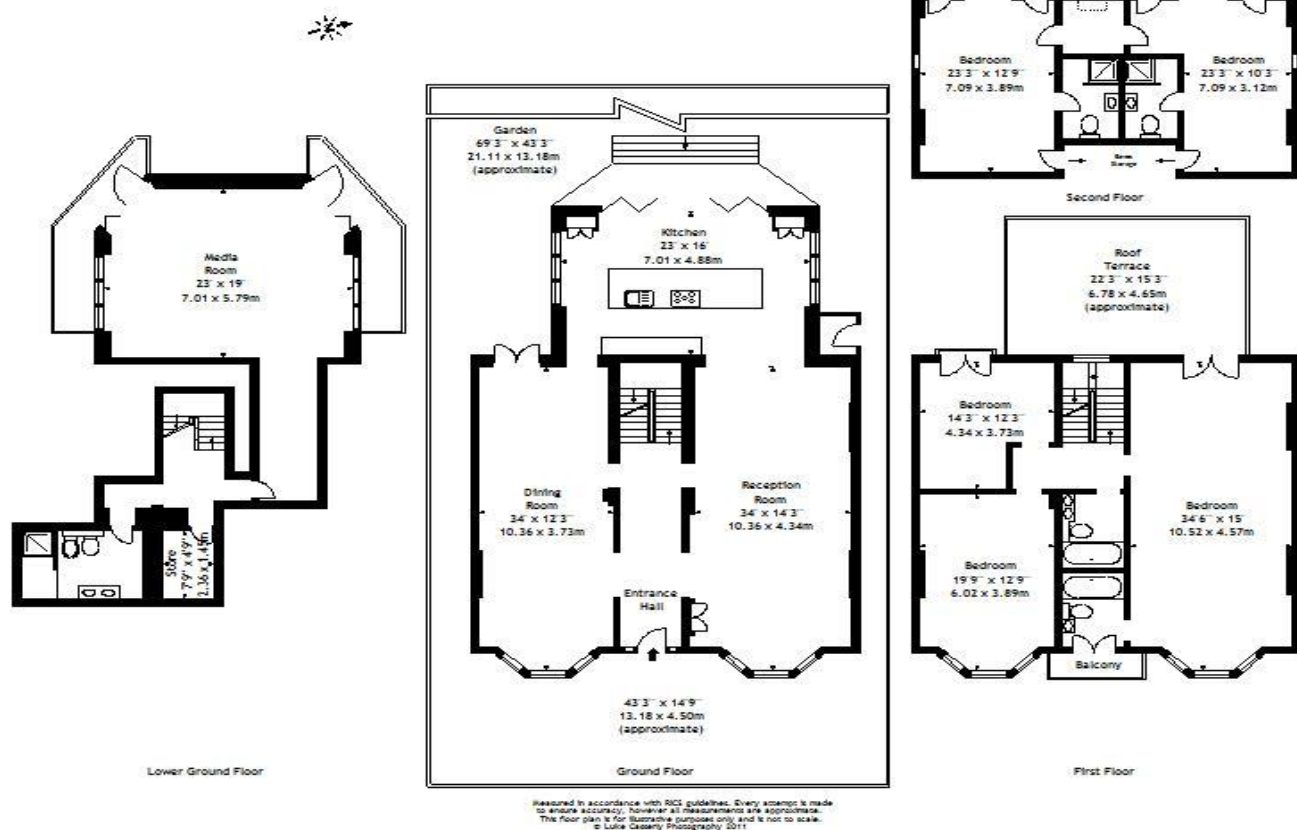




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100)	A		
(61-81)	B		
(40-60)	C		
(20-39)	D		
(0-19)	E	54	55
(1-19)	F		
(1-19)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fulham Palace Road, SW6  
Approx. Gross Internal Area  
4062 Sq Ft - 377.36 Sq M



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