



**BROOKVILLE ROAD, LONDON, SW6**

£5,500 per month\*

**Carter Jonas**

# BROOKVILLE ROAD, LONDON, SW6

A charming 3 / 4 bedroom house in the popular "Villes" of Fulham which has been recently renovated to an impeccable standard. EPC rating D

- 3 or 4 bedroom house
- In the "Villes" of Fulham
- Modern and recently refurbished
- Plenty of storage
- South facing decked outside space
- Unfurnished

## LOCATION

Brookville Road is a charming tree-lined street in the quiet residential area known locally as "The Villes". Conveniently situated close to the excellent amenities and transport links of both Parsons Green and Fulham Road.

## THE PROPERTY

The ground floor comprises a double reception room with period features retained and solid wood flooring, whilst to the rear is a stylish eat-in kitchen with integrated appliances and island. Direct access via folding doors onto a south facing patio with plants surrounding the fence.

On the first floor is a spacious master bedroom with a very spacious en suite bathroom with a bathtub and a walk in shower, all benefiting from underfloor heating. To the rear is a double bedroom and a bathroom.

As you walk up to the second floor you are greeted with an open plan office/study space ideal for a work at home parent. On the second floor there is a spacious bedroom with an ensuite. All done up to an immaculate standard.

Holding deposit=1 weeks rent of £1,153.85  
Deposit is 6 weeks rent (£1,153.85=£6,923.08 deposit)

## 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 & Fulham

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Council Tax Band D

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# Brookville Road, SW6

Approximate Area = 141.7 sq m / 1525 sq ft  
 (Excluding Areas With Reduced Headroom & Cellar)  
 Reduced Headroom & Cellar = 47.9 sq m / 515 sq ft  
 Including Limited Use Area ( 48.6 sq m / 523 sq ft)  
 Total = 189.6 sq m / 2040 sq ft



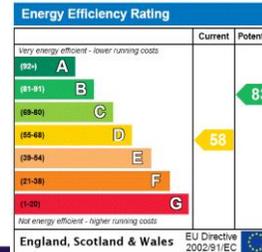
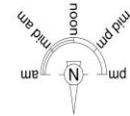
Lower Ground Floor  
38.8 sq m / 418 sq ft

Ground Floor  
62.5 sq m / 673 sq ft

First Floor  
52 sq m / 560 sq ft

Second Floor (Including  
Reduced Headroom)  
36.5 sq m / 393 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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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Classification L2 - Business Data



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