



A stylish end of terrace house on the Fulham/Chelsea border

Avalon Road, London, SW6

Guide Price £2,250,000 Freehold



Local Information

Avalon Road is a pretty cul-de-sac situated south of the Kings Road, convenient for the many bars, restaurants and shops along the Kings Road and in Fulham Broadway.

Fulham Broadway underground station is approximately 0.3 miles away and Parsons Green underground station is approximately 0.5 miles away. The 22 bus route runs along the Kings Road to the West End.

The area is well known for its excellent selection of nursery and primary schools including Pippa Pop-Ins, Thomas's Fulham and Kensington Prep.

About this property

This property is arranged over four floors and has been renovated by the current owners to a high standard to offer fantastic space for both family life and entertaining. The property benefits from exceptionally high ceilings in the lower ground floor and wood flooring throughout.

On the ground floor is a spacious reception room, with an attractive decorative fireplace, which leads to a separate sitting room at the rear. French doors open to a southerly facing paved garden.

The impressive lower ground floor hosts a bespoke kitchen with plenty of room for dining. There is also a guest/nanny bedroom with en suite shower room and a separate utility room on this floor. On the first floor are three bedrooms (one of which is currently used as a study) and a

family bathroom.

The principal suite on the second floor, being dual aspect, is wonderfully light with lots of storage and an en suite bathroom. A shower room can easily be installed by replacing one of the numerous wardrobes.

Tenure

Freehold

Local Authority

Hammersmith and Fulham
London Borough Council

Council Tax

Band = F

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Parsons Green Office.
Telephone: +44 (0) 207 731 9400.





Avalon Road, London, SW6
Gross Internal Area 1852 sq ft, 172 m²

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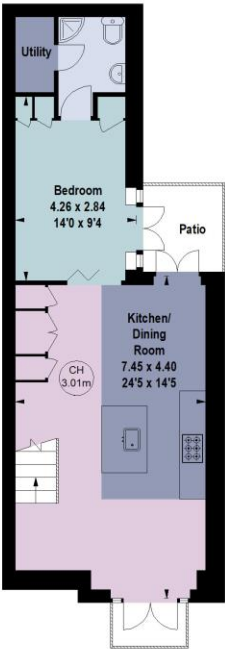
Avalon Road, SW6

Gross internal area (approx)
(Including Eaves Storage)
Eaves Storage

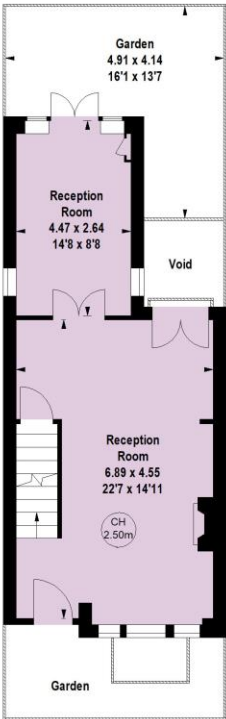
176.60 sq m / 1899 sq ft

4.37 sq m / 47 sq ft

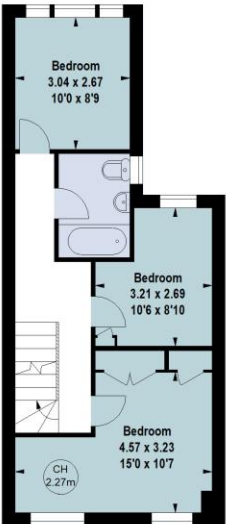
Key :
CH - Ceiling Height



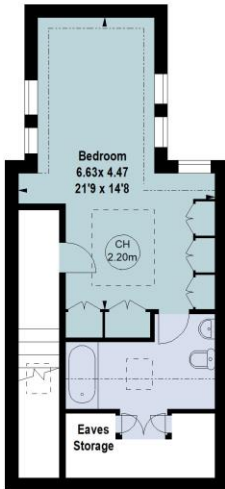
Lower Ground Floor



Ground Floor



First Floor



Second Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	73	81
A		
(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	EU Directive 2002/91/EC	

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