



# Beautifully presented house in prime central Parsons Green location

Mimosa Street, London, SW6

£1,750,000 Freehold



### Local Information

Mimosa Street runs south off Fulham Road and is approximately 0.2 miles from Parsons Green underground station and the many bus routes, including the 14, to the West End. There are many popular coffee shops and restaurants along Fulham Road and New Kings Road and a variety of excellent schooling options including Pippa Pop-Ins, Thomas's Fulham and Lady Margaret's.

### About this property

This property has a flexible ground floor layout ideal for entertaining. To the front is an elegant reception room with a bay window and an attractive fireplace and a separate dining room with French windows opening on to a patio garden. To the rear is a modern kitchen and a conservatory also with access to the patio.

Downstairs is a cellar which is currently used for storage and has a WC.

The first floor comprises a spacious principal bedroom with en suite bathroom and a guest bedroom. The second floor comprises two further bedrooms and a further bathroom.

### Tenure

Freehold

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Fulham Office.

Telephone: +44 (0) 207 731 9400.

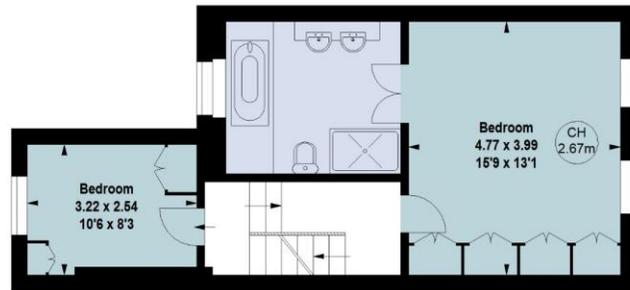




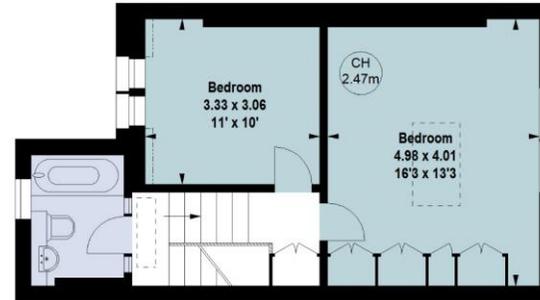
### 15 Mimosa Street, SW6

Gross internal area (approx) 151.71 sq m / 1633 sq ft

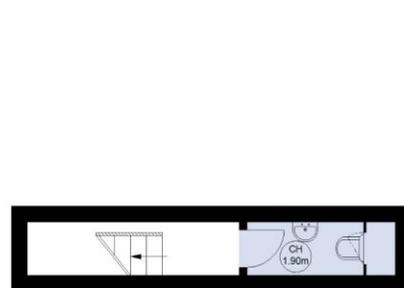
Key :  
 CH - Ceiling Height



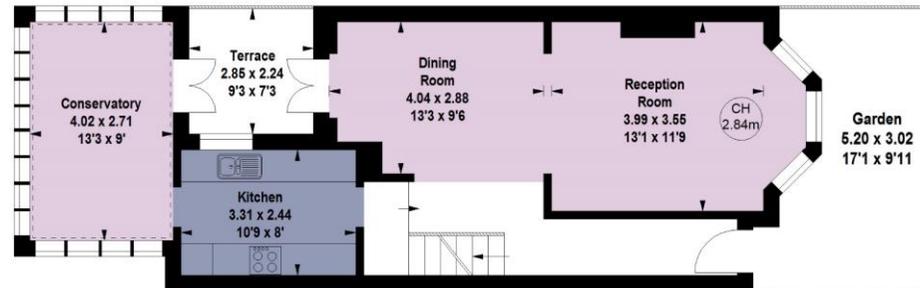
First Floor



Second Floor



Cellar



Ground Floor

For Identification Only. Not To Scale.  
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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	EU Directive 2002/91/EC	

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