



FERNHURST ROAD, SW6
£3,395,000 FREEHOLD

An immaculate and exceptionally well laid out five double bedroom house with wonderful proportions of 3,270 sq. ft, benefiting from a large 50 ft garden, located on one of the extremely sought after, tree lined, residential streets in the heart of Munster Village.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This well-proportioned property is arranged over four floors with the ground floor comprising of the kitchen which has been beautifully handmade in solid walnut with quartz worktops, featuring Miele appliances and extras such as Quooker hot water system, an Elica downdraft extractor, and a large walk-in pantry. There are bi-folding doors onto the immaculately landscaped garden which has been thoughtfully planted with spot lighting and benefits from Sunshine throughout the day and evening due to the Westerly light. There is also a cloakroom on this floor.

On the first floor there is the master bedroom which benefits from ample built in wardrobe space, an ensuite bathroom with a separate bath and shower and a large square bay window allowing lots of natural light. There is also another double bedroom on this floor with built in wardrobes and an ensuite. The second floor has two further double bedrooms, one with an ensuite and another family bathroom with separate bath and shower.

The lower ground floor has the final double bedroom also with an ensuite and built in wardrobes, but also benefitting from access to a small terrace. The media room which could double up as a playroom, has direct access to the garden via stairs and you will also find a gym, utility room, wine cellar, cloakroom, and extra storage space on this floor.





FERNHURST ROAD, SW6

Approx. gross internal area
3270 Sq Ft. / 304.1 Sq M.



All measurements are approximate and for illustration purposes only as defined by theRICS Code of Measuring Practice © 2014. Drawing: Jorae Design www.jorae.com 020 7616 9633

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.