



ELTHIRON ROAD, FULHAM, SW6
£5,500 per month*

Carter Jonas

ELTHIRON ROAD, FULHAM, SW6 4BN

A stunning period house with five bedrooms and located within an enviable part of Parsons Green with excellent amenities and transport close by. EPC rating D.

- Period property
- Five bedrooms
- Double reception room
- Fitted kitchen with dining area
- Rear lawned garden
- Utility within the cellar
- Unfurnished

LOCATION

THE PROPERTY

This excellent family home benefits from a double reception room with wooden floors and cornicing features. To the rear is an extended kitchen with dining room which has doors leading onto a pretty lawned garden. There is a good utility area in the cellar along with a ground floor cloakroom.

On the first floor there is a master bedroom with walk in wardrobe and en-suite bathroom. There are four further bedrooms all served by a bathroom suite and separate shower room.

Offered unfurnished.

Situated in a prime location, moments from Parsons Green's many exciting restaurants, boutiques and Parsons Green tube station. Seconds from both the wonderful open space of Eel Brook Common & Parsons Green and an abundance of popular nurseries and schools including Pippa Popins, Thomas's, Lady Margaret's and L'Ecole Marie D'Orliac.



ADDITIONAL INFORMATION

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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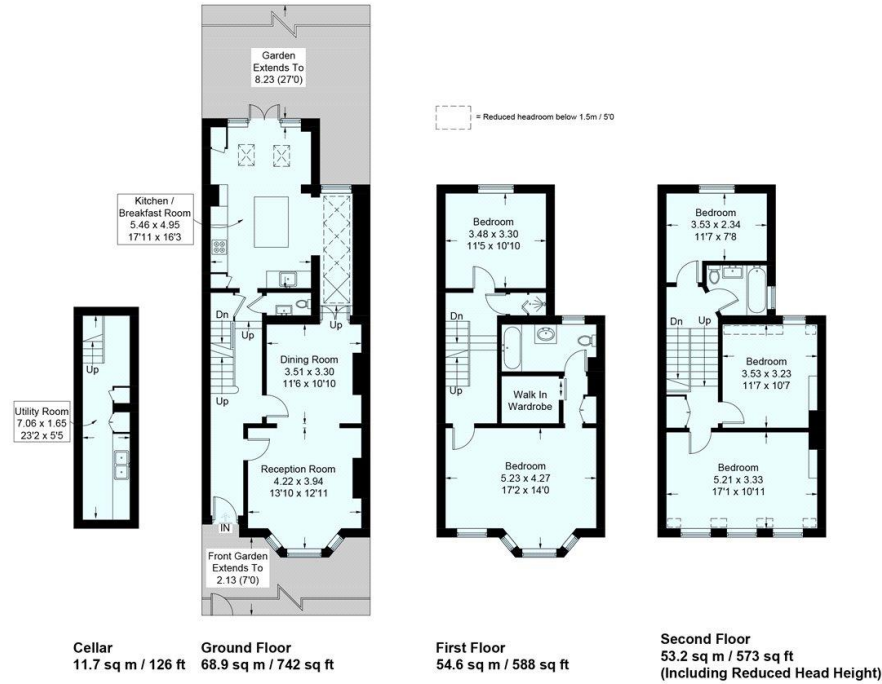
Local Authority	Hammersmith and Fulham - Council Tax Band G
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Elthiron Road, SW6

Approximate Gross Internal Area
176.7 sq m / 1903 sq ft
(Including Reduced Head Height)
Cellar = 11.7 sq m / 126 sq ft
Total = 188.4 sq m / 2029 sq ft

Approximate Gross Internal Area
175.1 sq m / 1886 sq ft
(Excluding Reduced Head Height)
Cellar = 11.7 sq m / 126 sq ft
Total = 186.7 sq m / 2012 sq ft



This 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. (ID438644)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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