



Musgrave Crescent
Eel Brook Common, SW6

CHESTERTONS





A substantial family home offering a blend of modern amenities and period charm located in the heart of Parsons Green, directly overlooking Eel Brook Common. The house benefits from a double reception room leading to a large kitchen/breakfast room with a further elegant reception room to the first floor. The rear garden is fully enclosed and ideal for al-fresco dining.

Although situated in a quiet residential road it is close to all local amenities and an excellent selection of nursery, primary and secondary schools in the area including Pippa Pop-Ins, Thomas's, Marie D'Orliac and Lady Margaret's. The property is also convenient for both Parsons Green and Fulham Broadway underground stations.

- Five Bedrooms, 2 Bathrooms
- Balcony Overlooking Eel Brook Common
- Four Floors With Garden
- Period Features

Asking Price £3,150,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
69-80 C		74
55-68 D	51	
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Local Authority: Hammersmith and Fulham

Council Tax Band: H

Chestertons Parsons Green Sales

78 New Kings Road
London
SW6 4LT

fulham@chestertons.co.uk

020 7731 4448

chestertons.co.uk

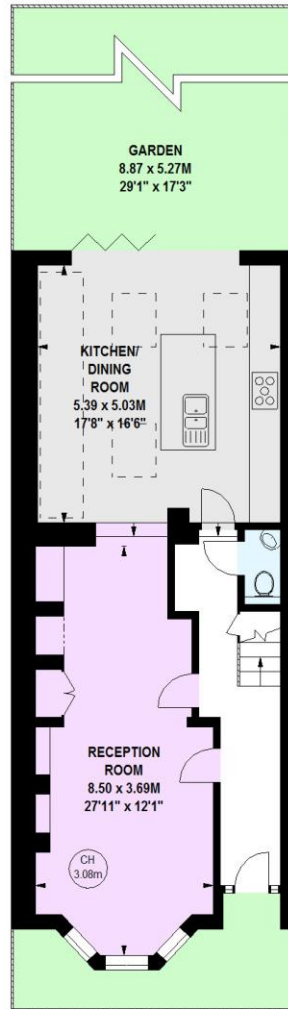
Musgrave Crescent, SW6

Approximate gross internal area

213.58 sq m / 2299 sq ft



Key :
CH - Ceiling Height



746 sq ft
Ground Floor



560 sq ft
First Floor



544 sq ft
Second Floor



445 sq ft
Third Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
Copyright of Wyatt Dixon Homes



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable