

# Campana Road

Guide Price £3,250,000



# Campana Road

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Freehold	House - Terraced	SQ FT	SQ M

This stunning, back to brick refurbished house is arranged over four floors and extending to just under 2,600 sq ft. The bedrooms and living space have been well implemented and balanced perfectly. The ground floor has a formal reception room at the front with log burner, a useful boot room with storage and a separate cloakroom and an extended bespoke Tom Howley kitchen breakfast room, with Italian stone flooring, a central island, Falcon range and Fisher and Paykel fridge freezer. Bifold doors lead out onto a private garden with rear gate access. The basement floor has a superb family/ media room, utility room with integrated appliances, a double bedroom with built in wardrobes and a ‘Jack & Jill’ style en suite shower room.

The first floor has an elegant principal bedroom with ample built in storage, with a substantial en-suite bathroom, a further double bedroom and a modern family bathroom. There are two further double bedrooms (one is currently used as a large study) and an en suite bathroom on the top floor. The house has been completed with premium finishes including wooden oak boards, Sevenoaks built in sound system, underfloor heating on the ground and basement levels a multi-room and Timothy Oulton lighting.

Campana Road is a quiet residential street located in an extremely popular group of roads that sit between Parsons Green and Eel Brook Common and is without question one of the very best locations Fulham has to offer. There is an array of restaurants, independent cafes, boutique shops a Waitrose nearby and a Whole Foods market (at Fulham Broadway, 5 minutes away). The nearest underground station is Parsons

- 5 bedrooms
- 4 bathrooms
- Formal reception room
- Family/media room
- Kitchen breakfast room
- Utility room
- Boot room and Cloakroom
- Private garden with gate access
- Approx. 2,594 sq ft (241 sq m)
- Council tax band - G

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Green (District Line, Zone 2) which is only minutes from the property. You can also catch regular buses from the New Kings Road into Chelsea and towards Central London. EPC rating - C

Disclaimer - \*\* Photos taken 2024 - Before current tenancy \*\*













Location



