



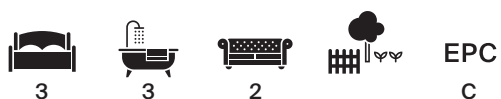
Campana Road, Fulham SW6



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This sophisticated maisonette showcases meticulous and contemporary design across two floors with over 1,900 sq ft.

Campana Road is a quiet residential street located in a popular group of roads that sit between Parsons Green and Eel Brook Common. The local area offers a variety of independent cafes and boutiques, as well as a Waitrose and a Whole Foods located at Fulham Broadway. The nearest underground station is Parsons Green (District Line) providing transport links towards central London, and beyond.



Offers in excess of: £1,900,000

Tenure: Leasehold: approximately 964 years remaining

Service charge: Please note we have been unable to confirm the service charge. You should ensure you or your advisors make your own enquiries

Local authority: Hammersmith & Fulham

Council tax band: F



Refurbished to an impeccable standard, the ground floor welcomes you with a delightful entrance hall illuminated by a skylight, adorned with panelled walls and a glass banister staircase.

The feature of the property is a striking open-plan living space, with a bespoke Bulthaup kitchen complete with integrated Miele appliances, island with breakfast bar and an expansive Sub-Zero fridge freezer. Sliding doors lead out to a landscaped garden complete with glass walkway, raised beds, built-in seating, and garden kitchen area complete with BBQ. Completing this floor is an additional reception room and a convenient guest WC.







Descending the stairs unveils a fully converted basement level with an impressive head height.

The principal bedroom benefits from a walk-in wardrobe and en suite bathroom complete with walk-in shower, a separate bath, and double hand basins. There are two further bedrooms, both en suite doubles with one offering a dressing area and the other access out to a patio. Completing this floor is a wine cellar and a utility room.

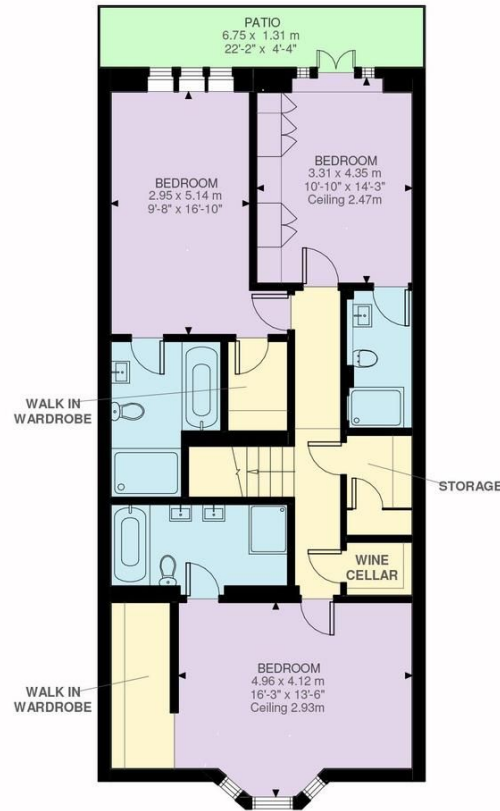
Throughout the residence, underfloor heating ensures comfort, and a wired-in speaker system adds a modern touch. The property's appeal is further heightened by a private entrance accessible via a paved front garden.



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Approximate Gross Internal Area
180 sq m / 1938 sq ft

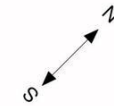
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor
1001 ft²



Ground Floor
937 ft²



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated January 2024.

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