




ROSAVILLE ROAD


Fulham SW6




HIGH-SPECIFICATION TURN-KEY HOME

An exquisite, high-specification turn-key family home, perfectly situated on the sought-after Rosaville Road, within the charming "Villes" enclave.


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Local Authority: Hammersmith and Fulham
Council Tax band: F
Tenure: Freehold

Asking price: £2,195,000



EXTRAORDINARY OPEN-PLAN KITCHEN AND DINING AREA

As you approach, the home's beautiful façade and undeniable curb appeal immediately catch your eye. Stepping inside, you're greeted by a spacious double reception room featuring soaring ceilings, striking panelling, a charming fireplace, and a large bay window that bathes the space in natural light. Thoughtfully designed, the layout offers a seamless flow through to the heart of the home - an extraordinary open-plan kitchen and dining area.

The kitchen is a true showstopper, finished to an impeccable standard with luxurious Arabescato marble countertops, a Quooker painted brass boiling water tap, underfloor water heating, and top-of-the-line Miele appliances. A large island serves as the focal point of the space, perfect for entertaining, while striking Crittall-style sliding doors open onto a sleek, low-maintenance garden. The entire ground floor is finished with natural oak wood flooring and also benefits from a guest WC.





PRINCIPAL SUITE WITH WALK-THROUGH WARDROBE

Ascending to the first floor of this back-to-brick refurbishment, you'll find a generous principal suite complete with bespoke storage, a walk-through wardrobe, and a beautifully appointed en suite bathroom featuring dual sinks, a bathtub, and a separate shower. This level also offers a second bedroom with custom-built storage and an additional family bathroom.

The top floor comprises two further well-proportioned bedrooms and another stylish family bathroom.

This home has undergone extensive renovations with key features including double-glazed windows throughout, a fire suppression sprinkler system, Banham security doors and locks, a Nest smart heating system with integrated cameras, and the added peace of mind of a building warranty.

PLEASE NOTE - The eaves storage has not been measured and is an estimate measurement as shown on the floorplan.



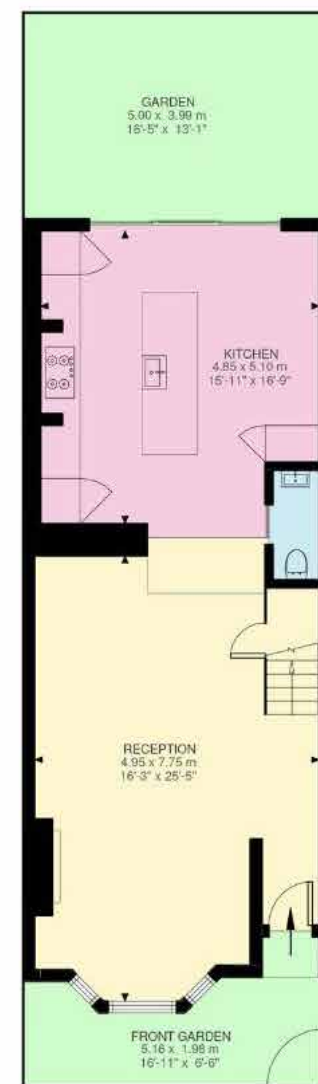
LOCATION

Rosaville Road is a quiet tree-lined residential street situated in an excellent location near the charming community of Parsons Green. This area offers a variety of independent shops, restaurants, pubs, cafes, and is conveniently close to the Parsons Green underground station (District line), which is 0.6 miles away.

Fulham Broadway underground station and its shops are 0.6 miles from the property.

All times and distances are approximate.



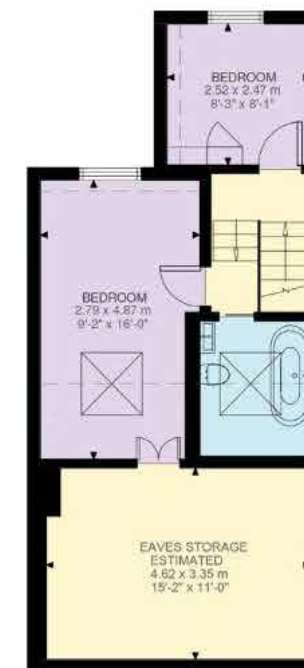


Ground Floor
682 ft²

Approximate Gross Internal Area = 160.91 sq m / 1732 sq ft
(Including Eaves Storage Estimate)



First Floor
551 ft²



Second Floor
326 ft²

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. (ID767266)

We would be delighted
to tell you more.

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