



Crondace Road
Parsons Green, SW6

CHESTERTONS





A substantial six bedroom, four bathroom terraced house arranged over four floors & located in prime Parsons Green overlooking the green spaces of Eel Brook common.

The property enjoys wonderful proportions having been fully extended into the basement and, with a gabled fronted top floor, the house offers a different architectural template to most houses in the area. On the ground floor is a grand double reception room with high ceiling, fireplace and bay fronted window overlooking the trees of Eel Brook Common. To the rear is the fully extended kitchen overlooking perfectly presented garden via floor to ceiling sliding doors. The basement conversion offers even more living space with a second reception/family/cinema room which also opens up in to the garden. Furthermore, is a guest /au-pair bedroom, further bedroom/study, bathroom and useful Utility area.

The first floor has luxury in mind with a particularly impressive principal bedroom enjoying high ceilings, views on to the tree tops of Eel brook common and a fabulous en-suite bathroom. The second bedroom on the first floor overlooks the garden and feels spacious with the vaulted ceiling and there is a guest bathroom. Finally, the gabled fronted top floor allows for two further well-proportioned bedrooms and a fourth bathroom.

Cronkace Road is a quiet tree lined residential street located beside the extensive amenities of both Parsons Green and New Kings Road which both provide a range of famous shops, bars and restaurants. Parsons Green underground station is also very close by.

- Substantial family home in Prime Parsons Green
- Large reception, separate open plan kitchen/dining
- Six bedrooms, four bathrooms
- Walking distance to Eel Brook Common

Asking Price £3,400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Hammersmith & Fulham

Council Tax Band: H

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Crondace Road, SW6
 Approximate Gross Internal Area 267 sq m / 2874 sq ft
 Excluding Assumed Store of Approximately 6 sq m / 65 sq ft



Floor Plan produced for Chestertons by Mays Floorplans. Tel 020 3397 4594
 Illustration for identification purposes only, not to scale.
 All measurements are maximum, and include wardrobes and window bays where applicable

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