




GUION ROAD

London SW6



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An exceptional five-bedroom family home, enviably positioned on one of Parsons Green's most sought after residential streets.

   EPC
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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide price: £2,400,000



A BEAUTIFULLY APPOINTED PARSONS GREEN FAMILY HOME

Beautifully arranged and thoughtfully extended, the property offers generous proportions throughout, enhanced by a kitchen extension, a mansard loft conversion and a practical cellar. The welcoming entrance hall, with its classic proportions, provides access to the principal living spaces, along with a cloakroom and entry to the cellar. The elegant double reception room benefits from superb natural light and features a charming square bay window. The impressive kitchen/dining room is fitted with a fully integrated kitchen centred around a substantial island, providing ample space for family dining and entertaining. Full width bi fold doors open directly onto the rear garden, creating a wonderful indoor-outdoor living environment. The first-floor hosts three well proportioned bedrooms and a contemporary family bathroom. The second floor offers two further generous double bedrooms, one with an en suite bathroom, complemented by an additional shower room.





LOCATION AND TRANSPORT

Guion Road is a well regarded residential street situated in the heart of Parsons Green, one of Fulham's most desirable neighbourhoods. The property is ideally positioned to enjoy the excellent lifestyle amenities nearby, with the boutiques, cafés, and restaurants of the New King's Road and Fulham Road all within easy reach. The green open spaces of Parsons Green and Eel Brook Common are close by, offering a welcome sense of greenery and calm.

Transport connections are superb, with Parsons Green Underground station (District Line) nearby, providing direct access to central London. The area is also well served by local bus routes and offers convenient road links for travel across the capital.

Parsons Green is particularly popular with families, benefiting from proximity to a number of well regarded schools and nurseries, further enhancing the appeal of this highly coveted location.





Approximate Gross Internal Area = 190 sq m / 2,141 sq ft (includes eaves storage)

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)



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