

# ELM PARK ROAD LONDON SW3





## EXCEPTIONAL 4 BEDROOM HOUSE

POSSESSING A FABULOUS SENSE OF GRANDEUR AND STYLE, THIS IMPECCABLY PRESENTED AND ARRANGED 4 BEDROOM HOUSE IS AN EXCEPTIONALLY RARE FIND ON THE LETTINGS MARKET. PERFECTLY POSITIONED ON A QUIET ONE WAY STREET BETWEEN FULHAM RD AND KING'S RD AND A SHORT STROLL TO SOUTH KENSINGTON TUBE.



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LONDON, SW3



Fees: All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details.





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- 4 BEDROOMS
- END OF TERRACE
- PRESENTED IMPECCABLY AND RETAINING A WEALTH OF PERIOD FEATURES
- LARGE - OVER 40' - PRIVATE GARDEN
- ELEGANT DOUBLE RECEPTION ROOM WITH HIGH CEILINGS
- OPEN PLAN KITCHEN WITH FAMILY AREA AND ACCESS TO THE GARDEN
- MASTER SUITE WITH DRESSING AREA AND BATHROOM WITH SEPARATE SHOWER
- WALKING DISTANCE (0.7 MILES) TO SOUTH KENSINGTON UNDERGROUND STATION



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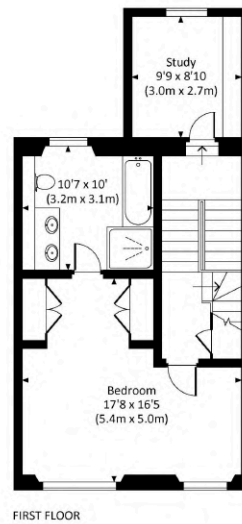
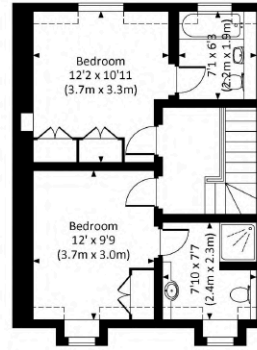
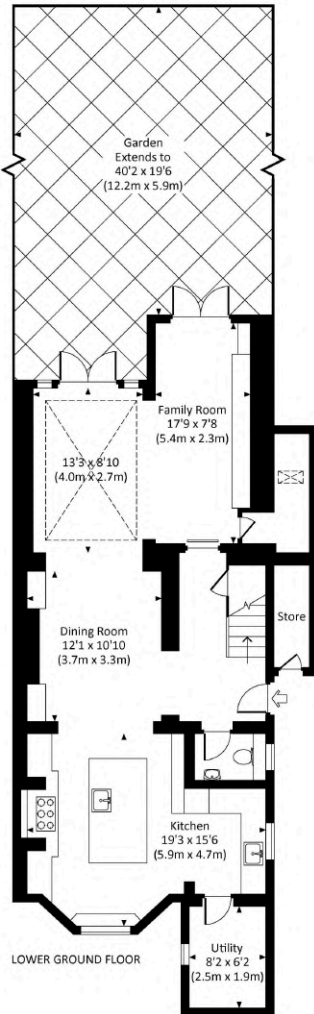
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## ELM PARK ROAD, SW3

Approx. gross internal area 2600 Sq Ft. / 241.5 Sq M.

Approx. gross internal area 2624 Sq Ft. / 243.8 Sq M. Inc. Restricted Height



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Maskells

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[www.maskells.com](http://www.maskells.com)

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Price: £3,450 Per Week (£14,950 pcm)  
UNFURNISHED  
LOCAL AUTHORITY: RBKC  
COUNCIL TAX BAND: H  
EPC: D

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