



COLEHILL LANE

London SW6



## COLEHILL LANE LONDON SW6

A superb upper floor, split level three bedroom maisonette featuring a private roof terrace and an elegant contemporary finish throughout.

   EPC  
3 2 1 C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Leasehold, approximately 945 years remaining

Guide price: £1,175,000



## A DESIRABLE FULHAM ADDRESS

Colehill Lane sits in a highly sought after Fulham location, surrounded by charming Victorian streets and excellent amenities. Residents enjoy a great selection of boutique shops, cafés, restaurants, and everyday conveniences along Fulham Palace Road, Fulham Road, and Munster Road.

Transport links are superb, with Parsons Green and Putney Bridge stations providing District Line connections, complemented by frequent bus routes nearby.

Bishops Park—with its open green spaces, tennis courts, playground, and access to the Thames Path—offers a fantastic setting for leisure and outdoor activities. The nearby Fulham Pier redevelopment also brings appealing riverside dining and leisure options.







## ELEGANT SPLIT-LEVEL LIVING WITH PRIVATE ROOF TERRACE

Beautifully renovated and spanning approximately 1,200 sq ft, the home is arranged across two bright, well balanced floors and accessed via its own private entrance and blends elegant period features with modern design.

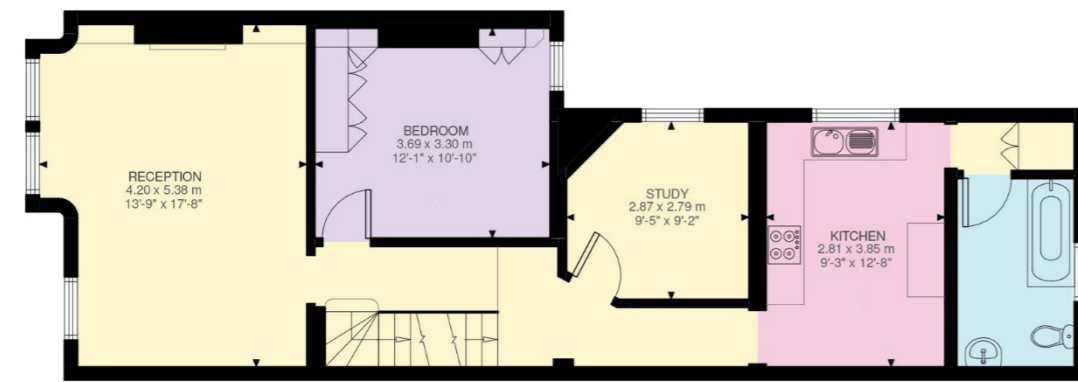
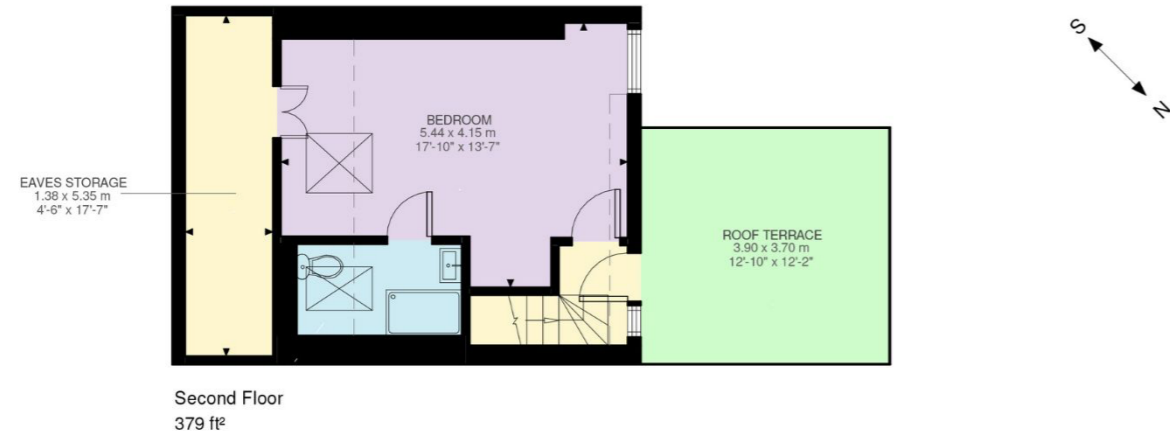
On the first floor, a stunning reception room is bathed in natural light from south facing sash windows. High ceilings, herringbone wood flooring, bespoke fitted shelving, and an attractive period fireplace lend the space a warm and sophisticated feel. The contemporary kitchen has been thoughtfully designed with bespoke cabinetry, marble worktops, and integrated appliances, creating a seamless combination of practicality and style. A well appointed family bathroom with a bath, additional storage, and two generous bedrooms—one with fitted wardrobes and the other ideal as a home office—complete this level.

The top floor hosts a serene principal bedroom with extensive eaves storage and a luxurious en suite with a walk-in rainfall shower. A standout highlight of the property is the impressive private roof terrace, accessed from the landing. Generous in size and beautifully positioned, it provides an exceptional setting for al fresco dining.

The following information has been provided by the seller and is supplied for guidance only. Prospective purchasers are advised to verify all details independently and seek their own legal advice:

- Shared Use / Access: The front garden is held on a shared basis, and its maintenance is the joint responsibility of the relevant property owners.
- Nearby Development Proposals: The seller is aware of proposals relating to potential development of nearby land. A planning application concerning the green belt land opposite is currently with the local council; previous applications have been refused.





(Including Eaves Storage)  
Approximate Gross Internal Area = 113.39 sq m / 1,221 sq ft

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)

**Lewin Craig-Corbett**  
020 7751 2406  
lewin.craig-corbett@knightfrank.com

**Knight Frank Fulham**  
203 New Kings Road  
London SW6 4SR

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

