

# LINVER ROAD

London SW6





## LINVER ROAD LONDON SW6

A fabulous opportunity to acquire a house with a south-westerly garden on this highly desired blossom tree lined street in prime Parsons Green by Hurlingham Park.

   EPC  
4 3 1 D

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide Price: £2,250,000



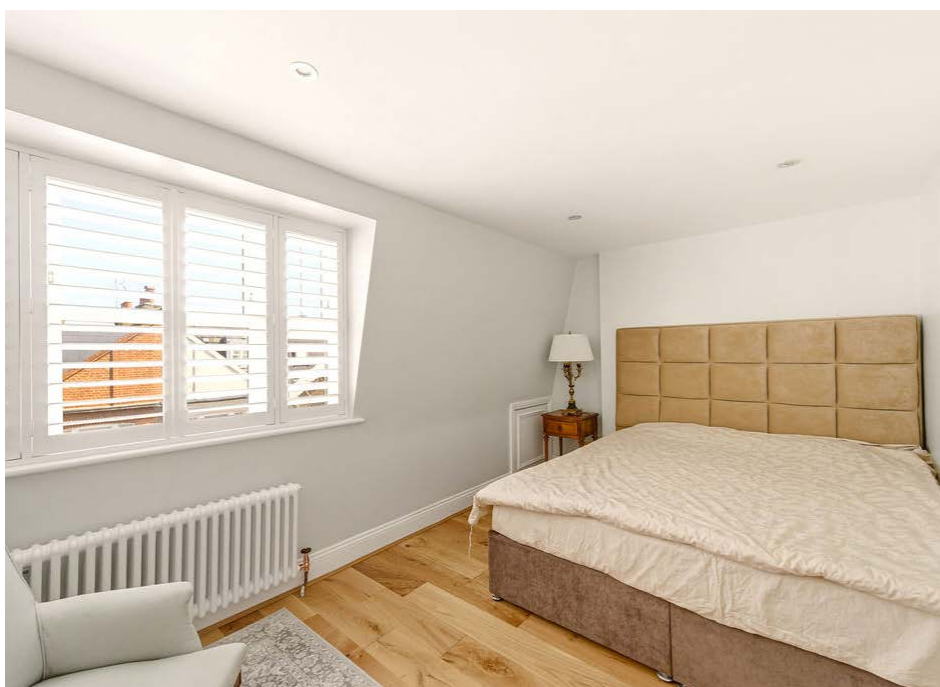
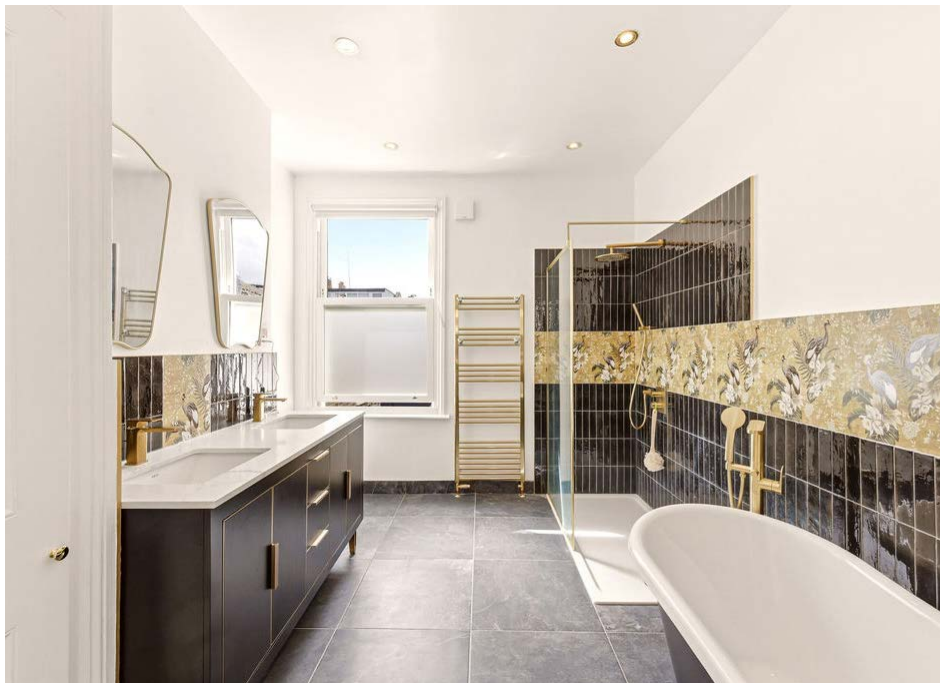
## AN EXCEPTIONAL FAMILY HOME

The ground floor accommodation comprises a generous double reception room offering excellent entertaining space, alongside an impressive kitchen/dining room featuring newly fitted units, a central island and bi folding doors opening directly onto the sunny south west facing garden. Further benefits on this level include a guest WC and a cellar housing a practical utility room.

The first floor provides two well proportioned bedrooms. The principal bedroom benefits from built in storage and a stylish en suite bathroom, while the second bedroom is served by a modern shower room. The top floor offers two additional bedrooms and a third bathroom, making this an ideal layout for family living, guests or a home office arrangement.







## PRIME PARSONS GREEN LIVING

Linver Road is a charming cherry tree lined residential street running south of the New Kings Road in the heart of Parsons Green. Residents are well served by a wide selection of independent shops, cafés and acclaimed restaurants along the New Kings Road and in Parsons Green, while the green open spaces of Hurlingham Park, Parsons Green, Eel Brook Common are all within easy reach.

The area is particularly popular with families due to its proximity to a number of highly regarded nurseries and schools, both state and private. Excellent transport links are provided by Parsons Green Underground Station (District Line), offering access into the City and West End, as well as bus services running along the New Kings Road and Fulham Road.

All timings and distances mentioned are approximates.





(Including Eaves, Cellar, Shed and Reduced Headroom)  
 Approximate Gross Internal Area = 178.5 sq m / 1,921 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)



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