



BEAUFORT GREEN

Kinnoul Road, W6

£1,500,000



Guide Price - Between £1,500,000 to £1,550,000 - This traditionally finished four-bedroom house offers generous living space arranged over multiple levels, combining classic character with practical modern living. The property also has further potential to extend the ground floor side return, with planning approved - Application 2022/03610/FUL

The ground floor provides well-proportioned reception and living areas, ideal for both family life and entertaining, while the traditional styling throughout creates a warm and welcoming atmosphere.

Upstairs, the property features four comfortable bedrooms, offering flexible accommodation for families, guests, or additional workspace if desired. In addition to these bedrooms, the property benefits from a study with a built-in desk. The layout is well balanced and designed to maximise both space and natural light.

A key feature of the home is the fully usable basement level, which provides a dedicated office—perfect for home working—as well as a separate utility room, adding valuable storage and laundry space while keeping the main living areas uncluttered.

Located on the attractive and residential Kinnoul Road, the property enjoys a convenient position within W6, close to local amenities, transport links, and green spaces.





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Kinnouli Road, W6
 Approximate Gross Internal Area
 188.30 sq m / 2027 sq ft
 (Excluding restricted height
 under 1.5m $\frac{181.00 \text{ sq m } 1948 \text{ ft}^2}{}$)
 (CH = Ceiling Heights)



The plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

At a Glance.

- Four Double Bedrooms
- Over 2000 Square Foot w/ Planning Approved For Further Kitchen Side Return Extension
- Well Finished Throughout
- Close to Barons Court
- Two Bathrooms and Additional W.C.
- Good Sized Garden

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