

STURGES
LONDON

Rostrevor Mews, Parsons Green

£1,500,000 Leasehold



- **Sleek, Contemporary 3 Bedroom Mews House**
- **High Specification Integrated Kitchen**
- **Adjoining Dining/Breakfast Room | Balcony**
- **2 Sumptuous, Luxury Bathrooms**
- **Large Off Street Parking Space (With Charger)**
- **Media Room (with Air Filtration System)**
- **Discreet, Quiet Location in rare Fulham Mews**
- **Well Located for the Vibrant Fulham Road & Parsons Green**



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A sleek, contemporary three bedroom Mews house, thoughtfully and creatively designed by award winning architects Munden Robinson, offering an extraordinary 1923 sq ft [179 sq m] of accommodation in a discreet and little known Mews sitting quietly behind the vibrant Fulham Road benefitting from private off street parking.

This rare property, designed just a few years ago, offers the most wonderful living and entertaining space across the upper floor comprising a stunning dual aspect reception room with door to a pretty private balcony, a high specification kitchen with fully integrated Gaggenau & Miele appliances, a defined utility area and a sociable adjoining breakfast/dining room.

A bespoke sweeping staircase leads down to three large double bedrooms, all with a surplus of high quality wardrobes, and two sumptuous, luxury bathrooms.

To the rear is a large multi functional room, currently set up as a Media Room (with an integrated Air Filtration System) which would easily suit a simple conversion to a Study, Office, Gym or Treatment Room.

The location of the property behind this "villagey" section of the Fulham Road allows literal doorstep access to some of the area's most popular cafes, restaurants and pubs along with easy access to Parsons Green underground station (District Line), a mere 6 minute walk and some of Fulham's most popular bus routes running along the Fulham Road directly into Central London and the West End.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: G

Lease: 999 years

Service Charges: Approximately 1512 pa

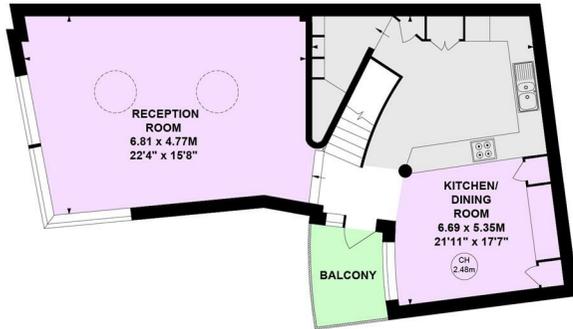
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Rostrevor Mews, SW6

Approximate gross internal area

178.64 sq m / 1923 sq ft

Key :
CH - Ceiling Height



First Floor



Ground Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.