



**ORBAIN ROAD, LONDON, SW6**  
**£1,250,000**

**Carter Jonas**

# ORBAIN ROAD, LONDON, SW6

The house provides thoughtfully designed accommodation arranged over three floors, with a private patio garden and an excellent balance of living and bedroom space.

The ground floor has been opened up to create a bright, sociable living environment, with a reception and dining area flowing seamlessly into a contemporary kitchen. Striking corner stack away doors flood the space with natural light and open directly onto the patio garden, creating a superb setting for both everyday living and entertaining. A guest WC completes the accommodation on this floor.

On the first floor are two generous double bedrooms and a beautifully appointed family bathroom. The top floor is dedicated to the principal suite comprising a double bedroom and an en-suite shower room.

The house has been carefully updated and is presented in excellent condition throughout, successfully combining contemporary finishes with attractive period character. The result is a home that feels both stylish and ready for immediate occupation.

Orbain Road is a sought-after residential street in Fulham, ideally located for the extensive selection of cafés, restaurants, boutiques and everyday amenities on Fulham Road and Fulham Palace Road. Parsons Green Underground Station (District Line) is approximately 0.6 miles away and Fulham Broadway Underground Station (District Line) is approximately 0.7 miles away, providing convenient connections across London.

## AMENITIES

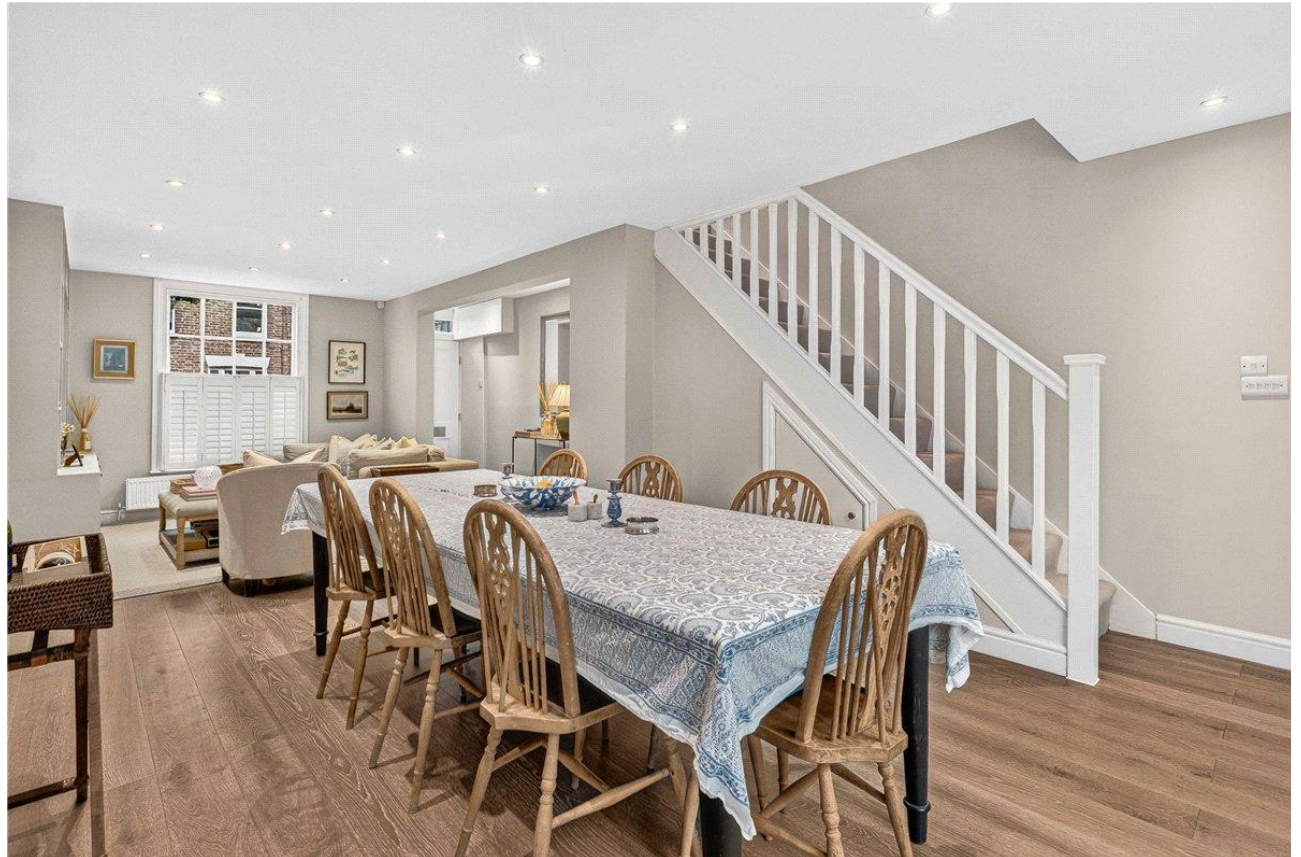
- 3 bedroom period house
- 2 bathrooms & guest WC
- Open-plan living space
- Contemporary kitchen design
- Superb entertaining space
- Principal suite with en suite
- Patio garden with bi-folds

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

## A BEAUTIFULLY PRESENTED THREE-BEDROOM, 2 BATHROOM PERIOD HOUSE IN A SOUGHT AFTER LOCATION IN CENTRAL FULHAM.



Classification L2 - Business Data

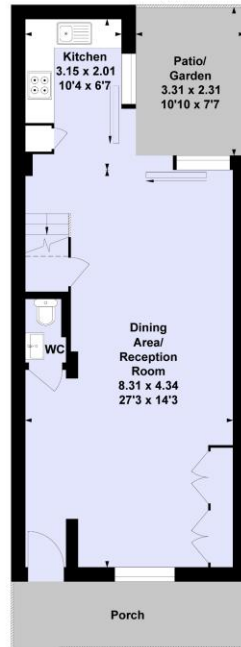


## Orbain Road, SW6

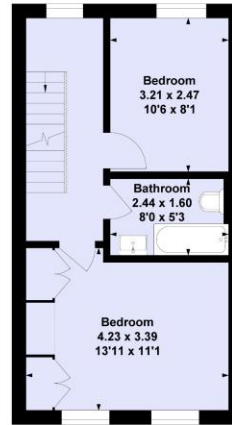
Approximate Floor Area = 108.61 sq m / 1169 sq ft  
(Including Eaves Storage)

Eaves Storage = 7.60 sq m / 82 sq ft

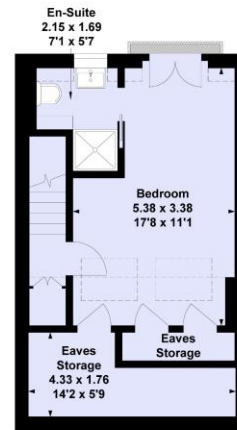
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    | 73 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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