



QUEENSMILL ROAD, LONDON, SW6  
£995,000

Carter Jonas

# QUEENSMILL ROAD, LONDON, SW6

This fabulous property features on the first floor a bay fronted wide reception room, dining room/bedroom three, immaculate kitchen/dining room, WC, bathroom and steps leading to the beautiful south facing garden.

On the second floor, the full front and rear mansard extension boasts a fabulous principle bedroom, a further double bedroom (both with fitted wardrobes) and a flexible shower room that can be used either as en-suite or family bathroom.

The flexible accommodation has been recently renovated and extended to make the best of the available space.

Queensmill Road runs perpendicular to the River Thames. It's ideally located for access to Bishops Park, the Thames Path with its popular riverside eateries and Munster Village is also within easy access. Putney Bridge Tube Station (District Line-1.1m), Hammersmith Tube Station (District, Picadilly and Hammersmith and City Lines -1.0m) and a comprehensive local bus network serve the area well for transport.

## AMENITIES

- Flexible Accommodation
- Newly Refurbished
- 3 double bedrooms/2 doubles & Dining Room
- 2 Bathrooms
- South Facing Garden
- Split level

**TENURE** Share of Freehold

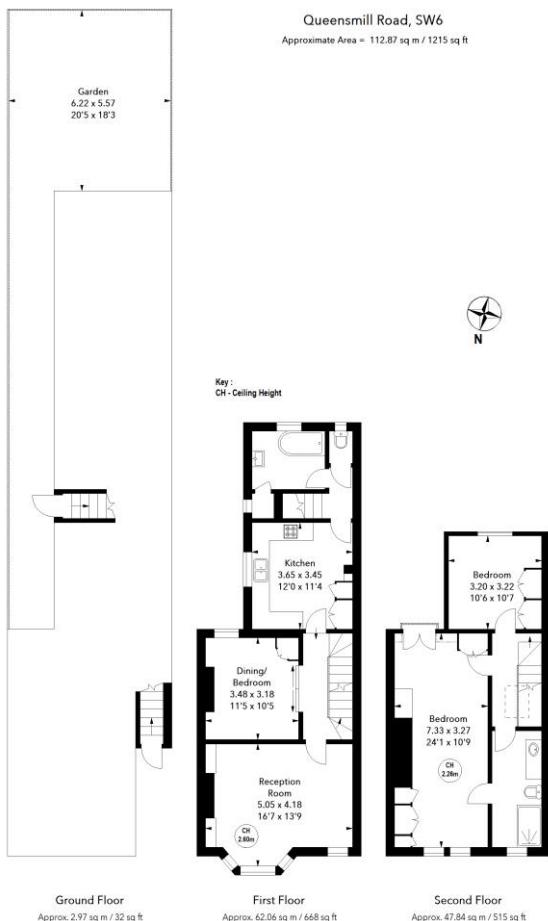
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

## A STUNNING SPLIT-LEVEL UPPER FLOOR PERIOD CONVERSION FLAT WITH BEAUTIFUL SOUTH FACING GARDEN.







The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A-E)	A		
(F-G)	B		
(H-I)	C		
(J-K)	D		
(L-M)	E	58	65
(N-O)	F		
(P-Q)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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