



**ALLESTREE ROAD, FULHAM, SW6**  
£4,900 per calendar month

**Carter Jonas**



# ALLESTREE ROAD, FULHAM, SW6 6AE

- Five bedrooms
- Stunning double reception room
- Eat in kitchen/Breakfast room
- Two bathroom suites
- Separate WC
- Garden
- Unfurnished

## LOCATION

Allestree Road is a quiet tree lined residential street and is within easy walking distance of Parsons Green underground and the local parks, restaurants and shops of this sought after neighbourhood. Buses also run from the Fulham Road towards Chelsea, Knightsbridge and Central London and from Fulham Palace Road towards Hammersmith and South Kensington. Allestree Road is ideally located for the newly landscaped Bishops Park and the excellent bars, restaurants and shops of the Munster Village, Parsons Green and Fulham Road. A short walk to the historic Fulham Palace and Bishops Park which features green spaces, 16 all-weather floodlit tennis courts (named some of the best in the country), popular childrens play grounds, the Fulham Beach and the river Thames. Vera Road is also close to excellent schools including: Kensington Prep School for Girls, Lady Margarets Secondary school for girls, Thomas, Fulham Preparatory, The Fulham Boys School, Eridge House Preparatory School, Sinclair House (nursery and prep) and the French Lycee, L'cole primaire Marie d'Orliac.

## THE PROPERTY

On the ground floor is a fully opened bay fronted double reception room with wood floors, WC and immaculate kitchen/breakfast room with bi folding doors opening onto the landscaped garden.

On the upper two floors are five bedrooms and immaculate bathroom and shower room.

A beautifully refurbished and extended five bedroom period terraced house offering in excess of 1500 sq. ft. of space and situated within 'Munster Village'. EPC rating E.





**OUTSIDE**

Garden

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Hammersmith and Fulham



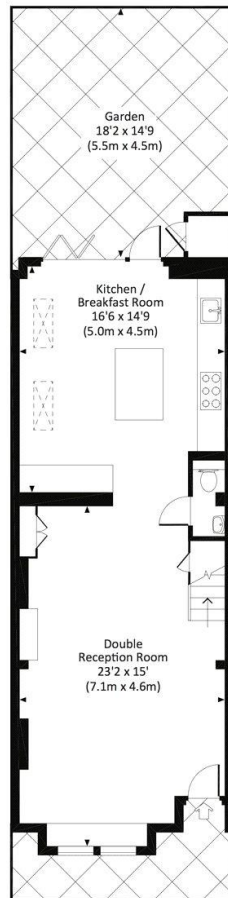


## ALLESTREE ROAD, SW6

Approx. gross internal area

1512 Sq Ft. / 140.6 Sq M.

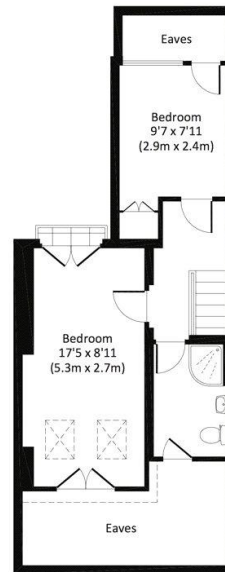
1625 Sq Ft. / 151.1 Sq M. Inc. Eaves Storage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(43-54)	E	52	54
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
Finland Scotland & Wales EU Directive			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(43-54)	E	47	47
(31-42)	F		
(1-30)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Finland Scotland & Wales EU Directive			



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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Classification L2 - Business Data

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