



BURLINGTON ROAD, LONDON, SW6
£1,750,000

Carter Jonas

BURLINGTON ROAD, LONDON, SW6

On the ground floor is a spacious welcoming hallway with direct access to the garage, a W/C and a well-equipped kitchen dining room. This leads onto a bright conservatory with double doors leading to the south westerly aspect garden, which is ideal for entertaining.

On the first floor is a double bedroom with fitted wardrobes, a family bathroom, and a good sized reception room. On the top floor is the vast principal bedroom with fitted wardrobes and en suite bathroom and the third double bedroom.

Ideally located for walks along the Thames and local shops and bars in both Fulham and Putney. With excellent transport links, Putney bridge tube station (District line) is only 0.3 miles, with many bus routes along Fulham and New Kings Road and south across Putney Bridge.

A FABULOUS MODERN THREE/FOUR BEDROOM WIDE TOWNHOUSE OFFERING 1840 SQ. FT OF SPACE WITH A SOUTH WEST FACING GARDEN, GARAGE AND EXCELLENT TRANSPORT LINKS.



AMENITIES

- 1/2 Reception Rooms
- 3/4 Bedrooms
- Garden
- Garage
- In excess of 1800 sq ft.

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D



Classification L2 - Business Data




Burlington Road, SW6

Approximate Floor Area = 172.41 sq m / 1856 sq ft

(Including Garage)

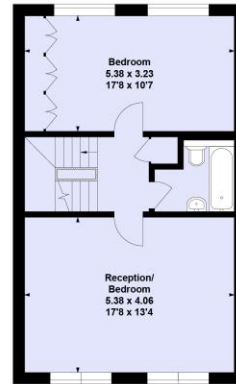
Garage = 13.55 sq m / 146 sq ft

 = Reduced head height below 1.5m

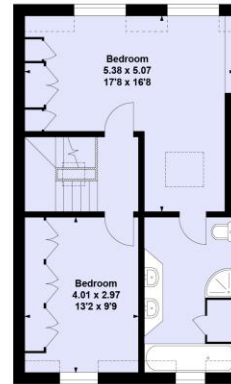


Ground Floor

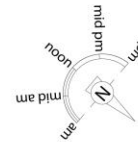
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor



Second Floor



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

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