



**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

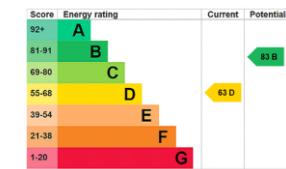
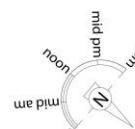
 = Reduced head height below 1.5m



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.

**Carter Jonas**

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**Fulham 020 7731 3333**

bishopspark@carterjonas.co.uk  
361 Fulham Palace Road, London, SW6 6TA

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.