



**KENYON STREET, LONDON, SW6**  
£2,000,000

**Carter Jonas**

# KENYON STREET, LONDON, SW6

## A SUPERB 4 BEDROOM, 3 BATHROOM PERIOD TERRACED HOUSE IN THE HEART OF THE ALPHABET STREETS, BISHOPS PARK.

### PROPERTY

A superb 4 bedroom, 3 bathroom period terraced house in the heart of the Alphabet Streets, Bishops Park. The property benefits from a double reception room, WC and stunning kitchen/dining/reception room with Miele appliances, wine fridge and underfloor heating with bi-folding doors opening onto the South facing, AstroTurf garden.

On the first floor, is the beautiful principal bedroom with fitted wardrobes and immaculate en-suite bathroom with egg bath and separate shower. A further bedroom with en-suite shower room completes the first floor. On the top floor are the third and fourth double bedrooms, the third shower room and ample eaves storage.

### LOCATION

Kenyon Street is located in the popular Bishops Park area of Fulham, with convenient access to the River, the Thames path and Fulham Palace. There are plenty of local restaurants and bars located along the riverside. Putney Bridge tube (District Line is 1.0 miles) and Hammersmith (Piccadilly and District Lines is 1.1 miles). There are numerous bus routes that serve the area.

### AMENITIES

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- South Facing Garden
- In excess of 2,000 sq ft

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D



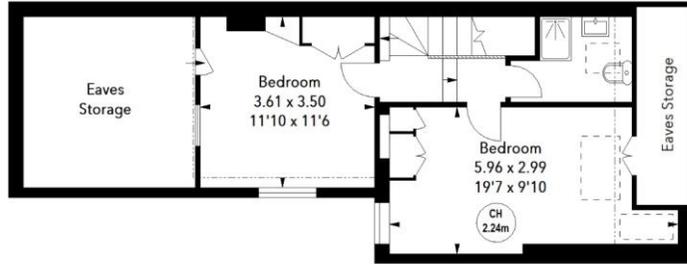


### Kenyon Street, SW6

Approximate Area = 204.94 sq m / 2206 sq ft  
(Including Eaves Storage)  
Eaves Storage = 16.91 sq m / 182 sq ft

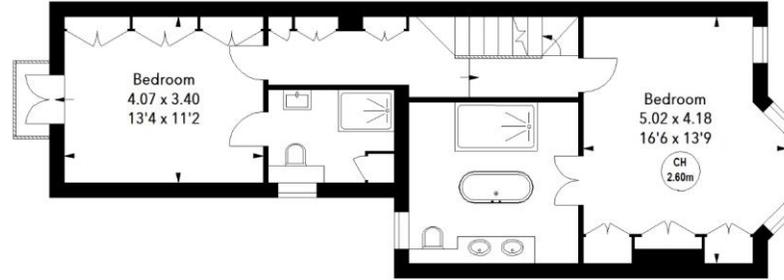


Key :  
CH - Ceiling Height



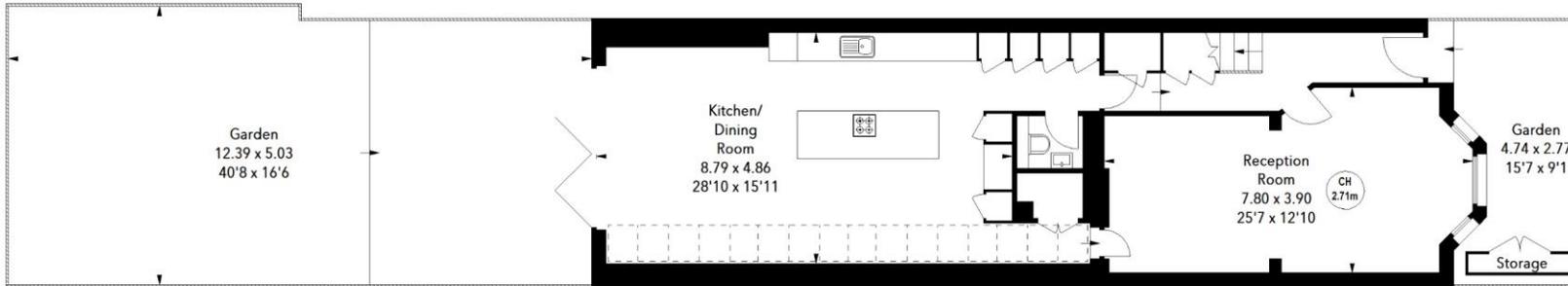
Second Floor

Approx. 55.83 sq m / 601 sq ft



First Floor

Approx. 61.41 sq m / 661 sq ft



Ground Floor

Approx. 87.70 sq m / 944 sq ft

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		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>67</b>	<b>79</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

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 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.