



**QUEENSMILL ROAD, LONDON, SW6**  
£1,650,000

**Carter Jonas**

# QUEENSMILL ROAD, LONDON, SW6

**A BEAUTIFULLY PRESENTED 4 BEDROOM PERIOD TERRACED HOUSE WHICH OFFERS GREAT FAMILY ACCOMMODATION IN A SUPERB STREET IN BISHOPS PARK CLOSE TO THE RIVER.**

On the ground floor is a bay fronted dining room with gas fireplace and double doors opening onto the well equipped kitchen. A spacious and bright main reception room has doors opening onto the delightful 50ft south facing garden. On the upper two floors are 4 double bedrooms and 3 modern bathrooms (one en suite). Scope exists to extend into the loft, side, rear and basement (subject to the usual permissions)

Queensmill Road is a quiet and popular residential street running west off the Fulham Palace Road towards the river. Good local shopping and transport facilities are nearby and Bishops Park is within easy walking distance.



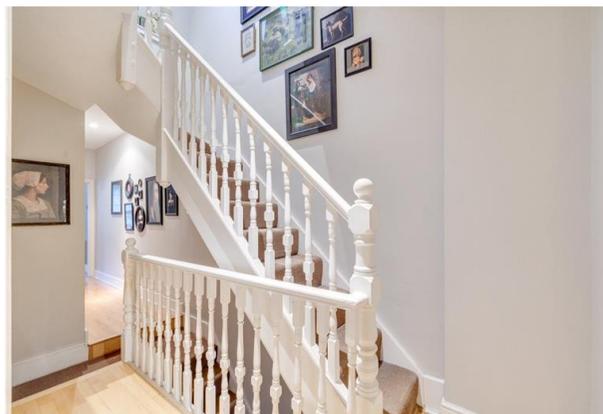
## AMENITIES

- 4 Bedrooms
- 2 Reception rooms
- 3 Bathrooms
- Garden
- Residents parking

**TENURE** Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** E





## Queensmill Road, SW6

Approximate Area = 154.49 sq m / 1663 sq ft  
 (Including Eaves Storage)  
 Eaves Storage  
 6.60 sq m / 71 sq ft

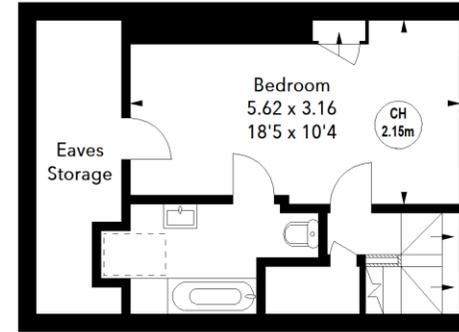


Key :  
 CH - Ceiling Height



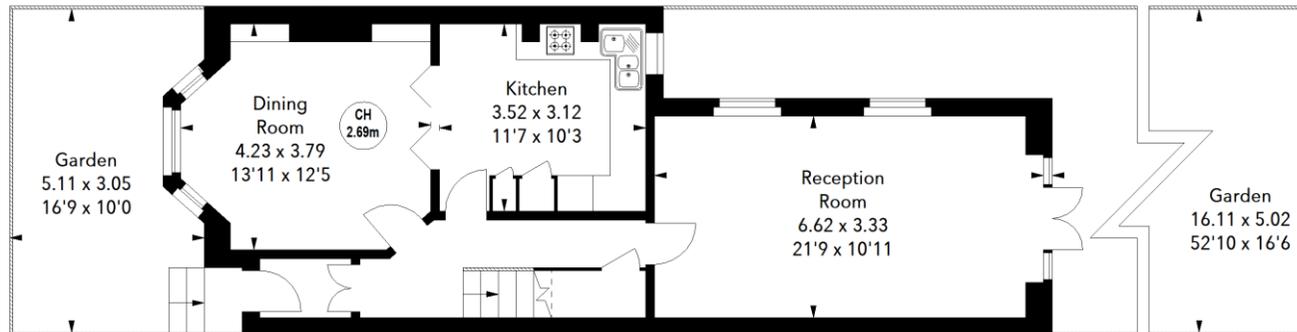
First Floor

Approx. 60.20 sq m / 648 sq ft



Second Floor

Approx. 35.67 sq m / 384 sq ft



Ground Floor

Approx. 58.62 sq m / 631 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
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	54	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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

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