



This absolutely beautiful, fully refurbished and meticulously designed flat set on a leafy street in the Fulham Alphabets' oozes quality, design and finish from top to bottom. Every aspect has been thoroughly thought through to ensure sustainability and maximisation of space.

The property combines three large double bedrooms, two bathrooms, a large living room and an open plan eat-in kitchen. The kitchen gives access to your own twenty five foot garden which is south easterly in orientation allowing for brilliant sunshine throughout the day.

Kenyon Street is located within walking distance of Bishops Park, the popular River Cafe, both Putney Bridge and Hammersmith underground stations as well as the many bus links on Fulham Palace Road.

The property is being offered with no onward chain and is share of freehold.



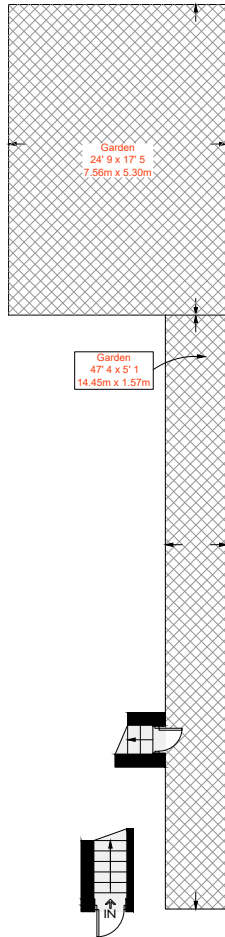








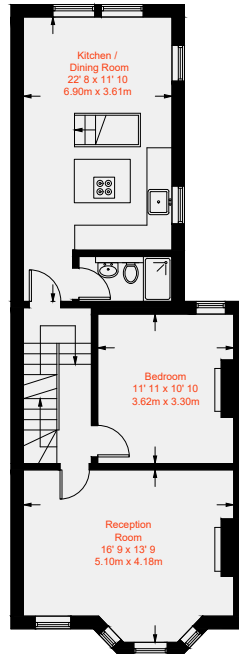
Approximate Gross Internal Area = 1401 sq ft / 130.2 sq m
(Including Reduced Headroom / Eaves Storage)
Total Reduced Headroom / Eaves Storage Area = 195 sq ft / 18.2 sq m



Garden
24' 9" x 17' 5"
7.56m x 5.30m

Garden
47' 4" x 5' 1"
14.45m x 1.57m

Ground Floor
21 sq ft / 2 sq m

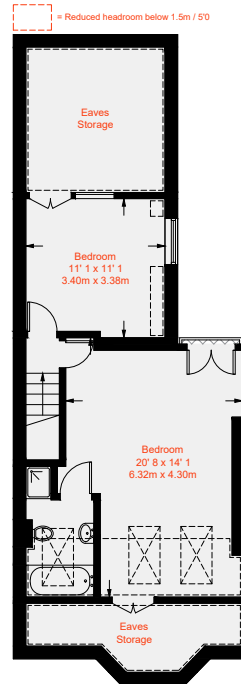


Kitchen /
Dining Room
22' 8" x 11' 10"
6.90m x 3.61m

Bedroom
11' 11" x 10' 10"
3.62m x 3.30m

Reception
Room
16' 9" x 13' 9"
5.10m x 4.18m

First Floor
696 sq ft / 64.7 sq m



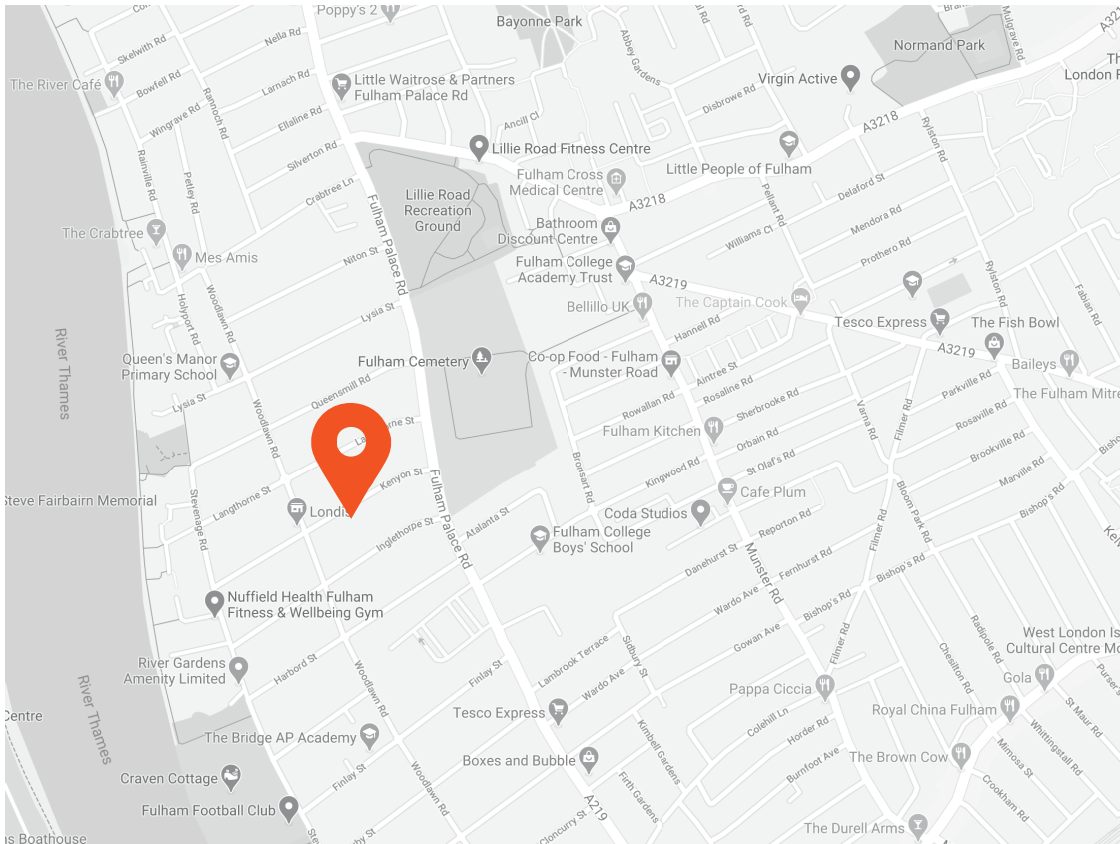
Eaves
Storage

Bedroom
11' 1" x 11' 1"
3.40m x 3.38m

Bedroom
20' 8" x 14' 1"
6.32m x 4.30m

Eaves
Storage

Second Floor
684 sq ft / 63.5 sq m
(Including Reduced Headroom / Eaves Storage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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Transport Links

- Putney Bridge (1.0 miles)
- Barons Court (1.1 miles)
- Parsons Green (1.2 miles)

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