



**COLEHILL LANE, LONDON, SW6**  
£1,000,000

**Carter Jonas**

# COLEHILL LANE, LONDON, SW6

A charming terraced period house featuring on the ground floor a fully opened double reception room with wood floors, gas fireplace and plantation shutters and well equipped kitchen with double doors opening onto the south facing patio garden. On the top two floors are three double bedrooms all with fitted wardrobes and two bathrooms (one with separate shower and one ensuite).

Colehill Lane is a quiet residential Street which runs between Munster Road and Fulham Palace Road. There are good local shops nearby along with Bishops Park, with its sporting facilities and pleasant river side walks. Putney Bridge tube station (district line) is within walking distance as well as good bus links in all directions.

## AMENITIES

- Double reception room
- Kitchen
- 3 double bedrooms
- 2 bathrooms (one ensuite)
- Garden



TENURE Freehold

LOCAL AUTHORITY Hammersmith & Fulham

EPC BAND E





# COLEHILL LANE, SW6

Approx. gross internal area 1033 Sq Ft. / 96.1 Sq M.

Approx. gross internal area 1083 Sq Ft. / 101.6 Sq M. inc. Restricted Height



All measurements are approximate and for illustration purposes only and subject to the RICS Code of Measuring Practice 6/2013. Planning (over) Design www.designspace.com 020 710 9 9932

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
55-70 kWh/m <sup>2</sup>	C		79
41-54 kWh/m <sup>2</sup>	D	54	
27-40 kWh/m <sup>2</sup>	E		
13-26 kWh/m <sup>2</sup>	F		
0-12 kWh/m <sup>2</sup>	G		

For energy advice: [www.eenergy.com](http://www.eenergy.com)  
 England, Scotland & Wales EU Directive 2002/91/EC

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## IMPORTANT INFORMATION

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