



**KINNOUL ROAD, LONDON, W6**  
£8,000 per month\*

**Carter Jonas**

# KINNOUL ROAD, LONDON, W6 8NQ

A one of a kind four bedroom house with a basement moments from the Queens Club. EPC rating D

- Immaculate
- Basement with a sauna
- KNX system to control lights, heating and blinds
- Bespoke high end interiors
- West facing garden
- Double glazed windows
- Fully managed by Carter Jonas

## LOCATION

The property lies within a popular residential location on a tree lined road, within close proximity of the renowned Queens Tennis Club. The area is well served by the shops and services of Barons Court. It enjoys excellent access to parks, cafés and restaurants.

There are a number of well renown schools nearby including Fulham Prep, St Augustine's RC Primary School and many others.

The location offers a choice of stations with Barons Court, West Brompton, Fulham Broadway and West Kensington all close by. There are also several bus routes providing easy access to Central and South London.

## THE PROPERTY

The ground floor comprises of open plan reception and kitchen fitted to an immaculate and bespoke standard.

The built-in sound system and exposed brick wall is just the beginning of what this house has to offer.

The entire house is connected to a KNX system, allowing you to control things like underfloor heating, lights, and blinds all via the mobile app.

The kitchen is fitted with Miele appliances including a large induction hob, two fridges, two freezers, a wine fridge, and a generous pantry, it's a chef's dream.



Bifold doors open onto the west-facing garden, perfect for enjoying the afternoon sun, if it comes.

The kitchen's design features ceramic materials, creating a metallic industrial feel that beautifully complements the black steel staircase. This striking feature begins in the basement and extends all the way to the top.

Fitted with an air conditioning unit, a sauna and this space around me has potential for some gym equipment.

The floors are truly beautiful. The stone is called Pietra Serena and comes from Italy. Each tile weighs between 100 and 150kg.

The property comprises four bedrooms, two bathrooms and has excellent storage throughout.

Holding deposit: 1 week's rent

Security deposit: 5 weeks' rent

Minimum term: 12 months

Pets: no

Parking: on street via a permit

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

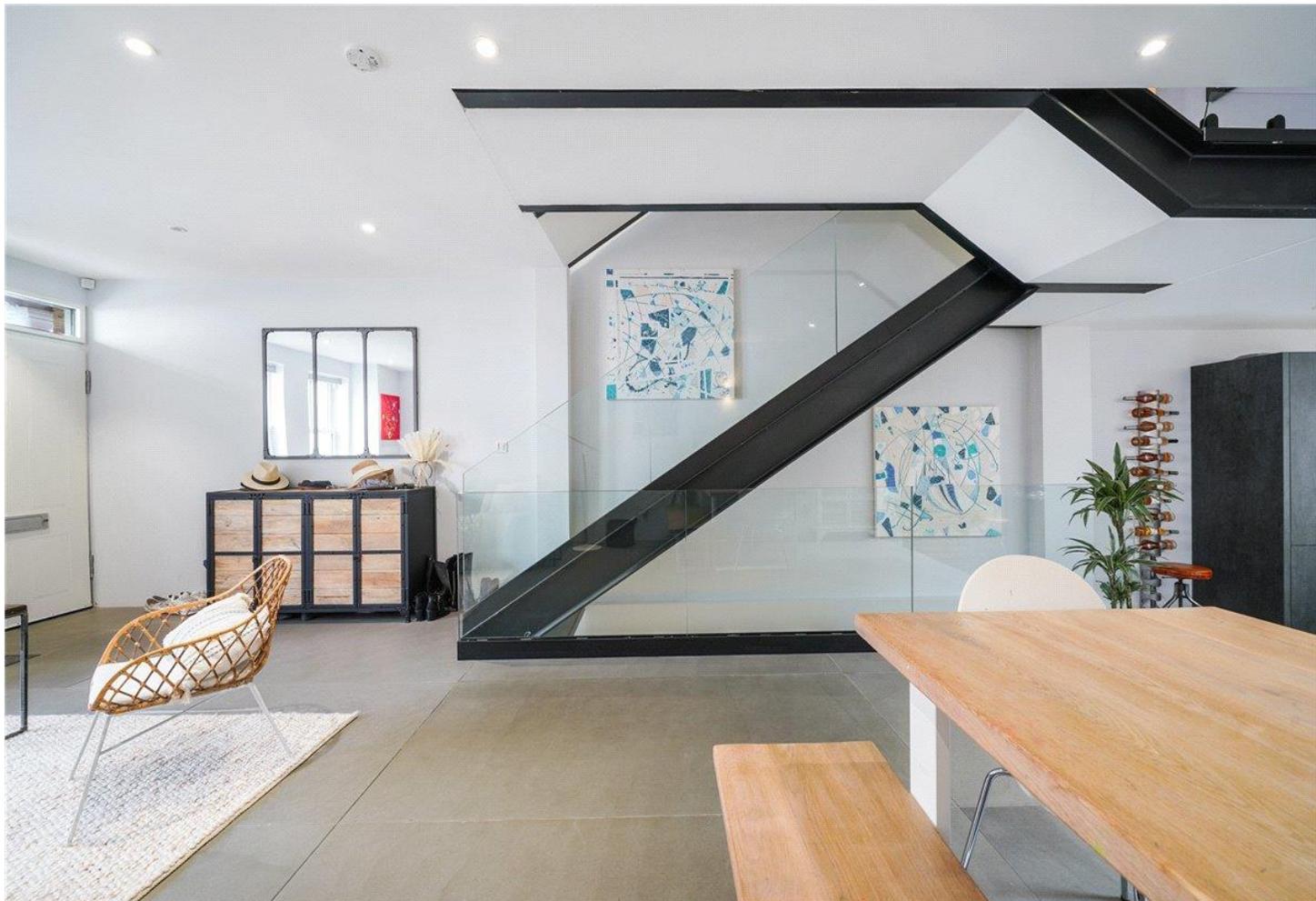
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Viewing Strictly by appointment

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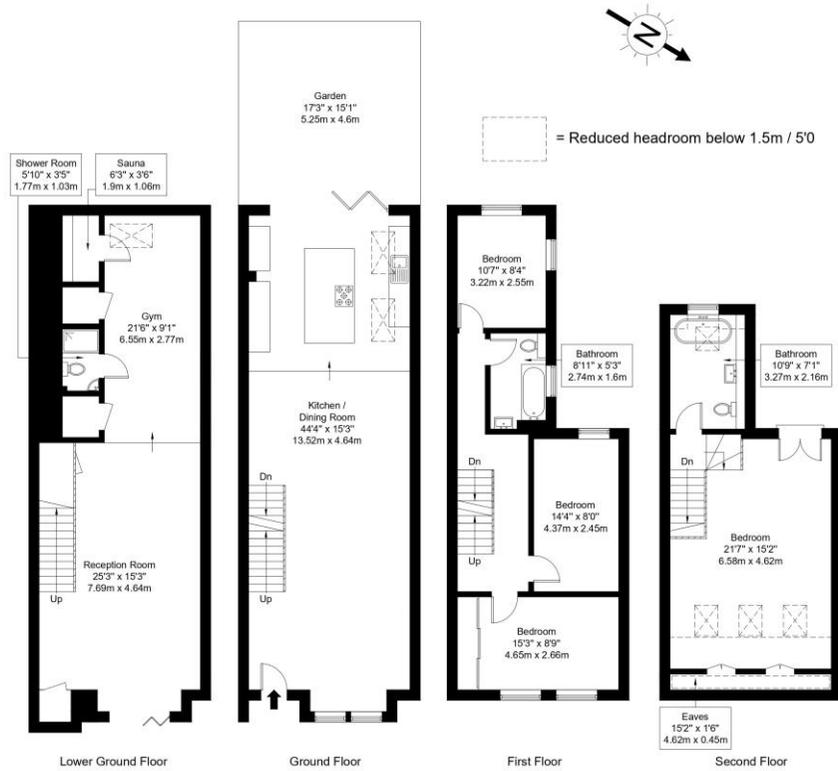
Local Authority - Council Tax Band F

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# Kinnoul Road, W6 8NQ

Approx Gross Internal Area = 208.9 sq m / 2249 sq ft  
 Restricted head height / Eaves = 7.5 sq m / 80 sq ft  
 Total = 216.4 sq m / 2329 sq ft



Ref :

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	87
EU Directive 2002/91/EC			



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