



**To Let**

**Orchards Estates - Celebrating 10 years of helping you move**



Maxwell Road, London, SW6 2HT

**Monthly Rental Of £11,500**



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A stunning 5-bedroom, 4-bathroom, airy Fulham town house just around the corner from Fulham Broadway Tube and Chelsea Football Ground.

A full refurbishment has been carried out to the highest standards - re-plumbing, re-wiring, insulation to external walls, bringing the property into the 21st Century.

The property boasts generous bedrooms and en-suites, fitted wardrobes, air conditioning and a Sonos sound system throughout the house. Smart home technology is also installed providing a fully wired AV system - data networked to every bedroom.

Period features were re-instated as part of the refurbishment works to retain its character. The generously sized bedrooms have huge bathrooms, of three of which are en-suite and have plenty of wardrobe space.

The ground floor boasts a formal reception room, with a gas fire, ornate cornices, and a study. The expansive kitchen meets all the needs of someone that loves to cook, with an island, peninsular and separate sideboard.

The dining room table is off the kitchen, overlooking the garden and in the lower ground floor, there is also an entertainment room, WC, utility room and plant area.

On the first floor is the master bedroom, and a further large bedroom, both of which have dressing rooms and en-suites.

The second floor has another large bedroom, dressing room and en-suite along with two further double bedrooms and a family bathroom.

There is air conditioning in the kitchen area, master bedroom and communal staircase which makes a huge difference to cooling the house down in the hot London summers.

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## LOCATION

Fulham is an area of the London Borough of Hammersmith and Fulham in West London.

It is 3.6 miles southwest of Charing Cross and it lies on the north bank of the River Thames, bordering Hammersmith, Kensington and Chelsea.

The area faces Wandsworth, Putney, Barn Elms and the London Wetland Centre in Barnes, on the far side of the river.

Fulham Broadway Tube and Chelsea Football Ground are just around the corner from this property.

## Ground Floor

This floor boasts a formal reception room, with a gas fire, ornate cornices, and a study.

The extensive kitchen meets all the needs of someone that just loves to cook, along with an island and peninsular and separate sideboard.

This room has air conditioning, and under floor heating.

The dining room table sits below a massive roof lantern, giving the room natural light. A Sonos sound system is throughout the house.

## First Floor

A generous master bedroom with air conditioning can be found here, along with a double bedroom both with dressing room and en-suite.

There is underfloor heating in the en-suites. All of the bedrooms in the house have smart home

technology providing a fully wired AV system (data cabling).

## Second Floor

This floor has another generous double bedroom, with dressing room and en-suite along with two further double bedrooms and a family bathroom (with bath and shower).

The en-suites and family bathroom have underfloor heating.

## Lower Ground Floor

Here you will find the entertainment room (with underfloor heating), with a utility room, WC and a plant area.

This leads to the rear garden and garage which is ideal for additional storage.

## Directions

From Fulham Broadway Tube Station walk east on Fulham Road /A304 towards Cedarne Road. Turn right into Maxwell Road, crossing Moore Park Road and the property will be situated on your left.

What Three Words ///good.candy.pocket

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