



BEAUFORT GREEN



Musard Road, W6

£5,500 Per month



Available from Early September.

Arranged over multiple levels, the house combines a traditional finish with well-balanced family space. The ground floor is centred around a series of comfortable reception and living areas, creating a warm and practical setting for everyday life as well as entertaining.

The upper floors provide four bedrooms, with additional flexibility from a dedicated study fitted with a built-in desk. The layout works well for family living, guests or home working, with good natural light and a strong sense of space throughout.

A fully usable basement level adds further versatility, currently arranged with a dedicated office and separate utility room. This gives the house valuable additional storage, laundry space and a quiet area to work away from the main living accommodation.

The property also benefits from approved planning permission to extend the ground floor side return, offering an excellent opportunity to further enhance the living space. Planning application: 2022/03610/FUL

Set on the attractive residential Kinnoul Road, the house is well positioned for local amenities, transport links and nearby green spaces, offering a practical and well-connected W6 setting.



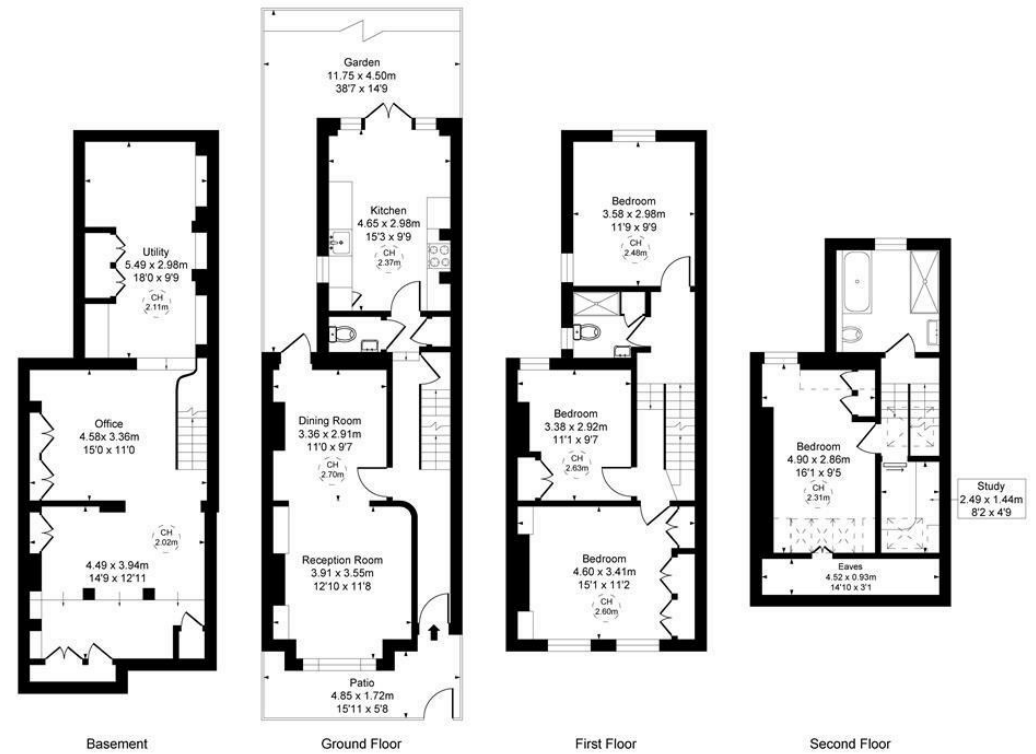


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Kinnoul Road, W6
 Approximate Gross Internal Area
188.30 sq m / 2027 sq ft
 (Excluding restricted height
 under 1.5m / 5ft 0.0 sq m / 164sq ft)
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

At a Glance.

- Characterful W6 house with flexible family space
- Generous living space arranged over multiple levels
- Traditional finish with character throughout
- Fully usable basement with office and utility room
- Approved planning for a ground floor side return extension

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