



REAL
ESTATE

27, Rainsborough Square, London SW6 1DQ



- 5 bedrooms
- Immaculate conditions
- Private patio and garden
- Comfort cooling
- Lots of storage space
- 4 bathrooms and guest WC
- Floor to ceiling windows
- Underfloor heating
- Concierge and security gates 24/7
- Garage for 1 car and 1 parking space in the underground parking

With immaculately finished living space, this family home boasts five spacious bedrooms and a patio garden, combining comfort and style.

The location is great for top local schools and luxurious Harbour Club Chelsea.

The ground floor reception room boasts bi-folding glass doors that open onto a private patio garden complete with a fireplace and barbeque - perfect for entertaining guests.

The lower ground floor of the property offers a bright and airy open-plan kitchen and dining area, also with glass doors that lead onto the garden. In addition, the lower

Price £3,650,000

7 Marylebone Lane, London, W1U 1DB
T: 0203 871 4074 | welcome@azrealestate.eu





Rainsborough Square, SW6

Approximate Gross Internal Area = 3079 sq ft / 276.8 sq m
(Including Garage / Excluding Reduced Headroom)

Reduced Headroom = 12 sq ft / 1.1 sq m

Cupboard = 27 sq ft / 2.5 sq m

Total = 3118 sq ft / 280.4 sq m



Certified
Property
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID947756)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Luxury living in this modern townhouse of 3 118 sq ft (280 sq m) in an exclusive Rainsborough Square development built in 2017 in the heart of Fulham with underground parking and security 24/7.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB
T: 0203 871 4074 | welcome@azrealestate.eu