



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 and 2 parking spaces in the underground parking

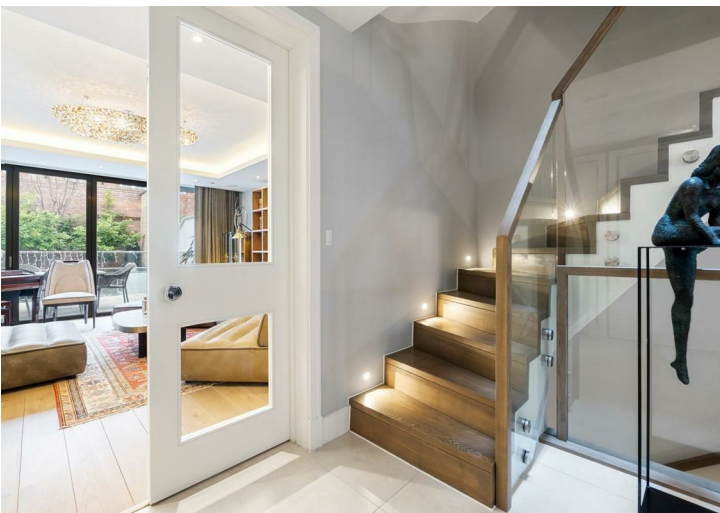
The location is great for top local schools and luxurious Harbour Club Chelsea.

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 ground floor also comprises a convenient utility and laundry room, guest toilet, and a private garage, along with two allocated underground parking spaces.

### Guide Price £4,500,000

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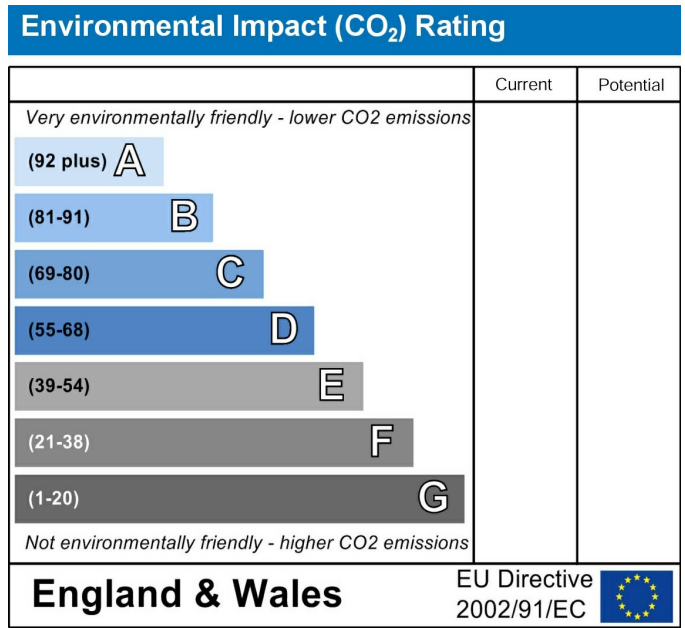
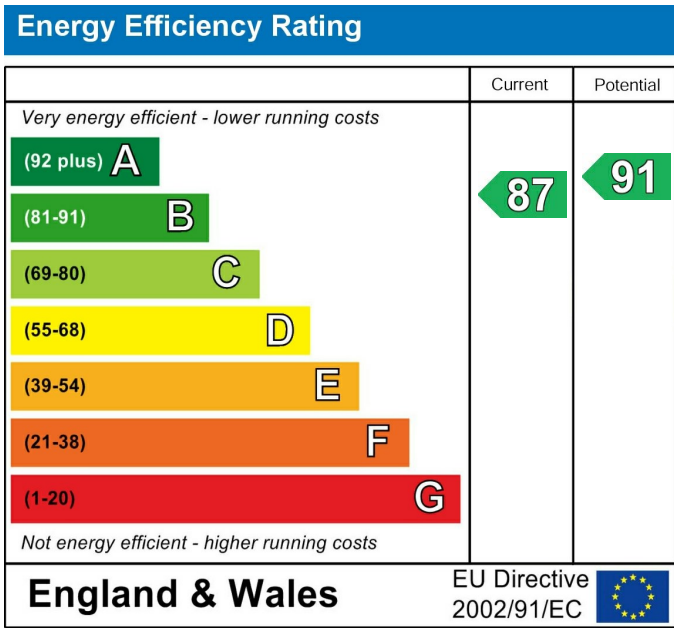


### Rainsborough Square, SW6

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



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)



Experience luxury living in this stunning modern townhouse located in an exclusive Rainsborough Square development built in 2017 in the heart of Fulham. With 280 square meters (3118 sqft) of immaculately finished living space, this family home boasts five spacious bedrooms and a patio garden, combining comfort and style.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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