



## ACFOLD ROAD, SW6

**£950,000 SHARE OF FREEHOLD**

A superb opportunity to acquire a two-bedroom flat located on the ground floor of a "Lion House" in the highly sought after Peterborough Estate, convenient for both Parsons Green and Fulham Broadway.

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## DESCRIPTION:

The property is split across two floors and is presented to the market in immaculate condition. On the lower ground floor there are two bedrooms, both with en suite bathrooms, and built-in storage with the larger of the two bedrooms having direct access to a patio. On this floor there is also a utility room with plenty of storage and there is impressive ceiling height throughout. On the ground floor there is the open-plan kitchen and reception room with room for a dining table. Additionally, there is another cloakroom on this floor plus storage.

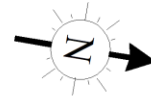
Acfold Road is situated just off Wandsworth Bridge Road and is perfectly positioned a short walk from both Fulham Broadway, Eel Brook Common and neighbouring Chelsea. There are extensive bus routes connecting the property to Central London as well as the District Line tube stations found at Fulham Broadway and Parsons Green. An array of local amenities, restaurants and shops can be found on Wandsworth Bridge Road as well as at the village centre of Parsons Green and wider amenities can be found at Fulham Broadway.



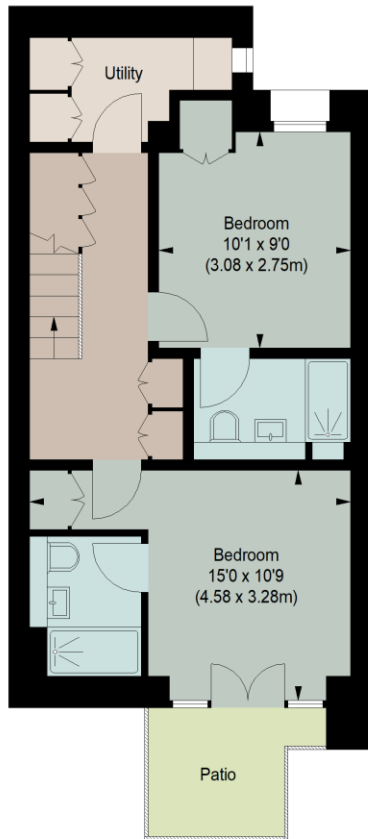




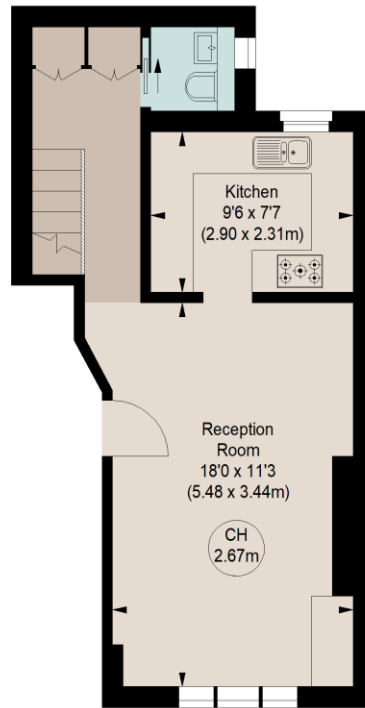
ACFOLD ROAD, SW6  
Approximate gross internal area  
809 sq ft / 75.16 sq m



Key :  
CH - Ceiling Height



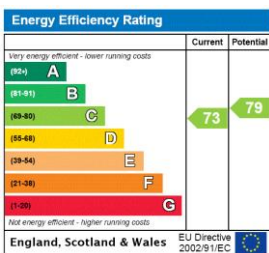
**LOWER GROUND FLOOR**  
(40.58 m<sup>2</sup>)



**GROUND FLOOR**  
(34.55 m<sup>2</sup>)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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