



WATERFORD ROAD, SW6

£725,000 LEASEHOLD

A superb two double bedroom flat with a private roof terrace on Waterford Road, moments from Fulham Broadway.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION

The property spans over 1050 Sq. Ft. and is well arranged throughout. The flat, which is set on the first floor, has an expansive open-plan reception/dining room benefitting from high ceilings and large windows allowing for an abundance of natural light. This leads onto the kitchen which has a good balance of wall and base units. The property offers two, generous sized, light and bright double bedrooms with the master comprising ample built in storage space and a modern en suite bathroom. The second bedroom is served by a stylish, tiled bathroom. There are doors leading out onto a well-maintained, private roof terrace, situated off the hallway.

Imperial House, located on Waterford Road, is situated off the New Kings Road and is a stone's throw away from both Fulham Broadway and Parsons Green stations. Waterford Road is within immediate proximity to several restaurants, shops and a wide array of local amenities, as well as the green expanses of Eel Brook Common and Parsons Green. Neighbouring Chelsea with its extensive shops and restaurants is also within easy walking distance.

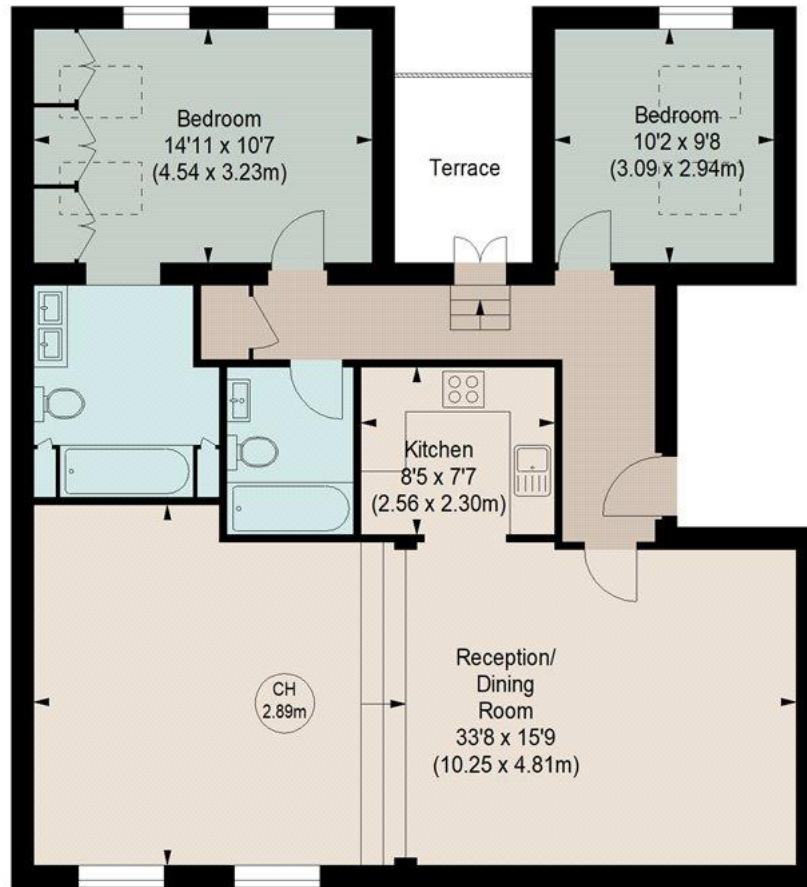


IMPERIAL HOUSE, SW6

Approximate gross internal area
1062 sq ft / 98.66 sq m



Key :
CH - Ceiling Height



FIRST FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D		70	72
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 100 years

Service Charge: £2511.69 per annum

Ground Rent: n/a

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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