



FULHAM ROAD, LONDON, SW6

£450,000 LEASEHOLD

A delightful and spacious one bedroom flat ideally located on the Fulham Road.

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

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DESCRIPTION

Situated on the ground floor this flat is well decorated and arranged throughout. There is a generous sized, open-plan, kitchen and reception room which would be a perfect space for entertaining. Doors lead out onto the idyllic patio. There is a large double bedroom which is served by a tiled shower room. This flat benefits from excellent storage throughout.

The flat is located near the junction with Oxberry Avenue so is only a few minutes walk from Parsons Green. Fulham Road runs through the heart of Fulham and is connected to central London by several bus routes and nearby tube stations can be found at Fulham Broadway, Parsons Green and Putney Bridge. There are an array of local shops and restaurants along the Fulham Road.



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Approximate gross internal area
425 sq ft / 39.48 sq m

Key :
CH - Ceiling Height



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(54-68) D			
(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 year and 0 months

Service Charge: £2000 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: D

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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