



## **BROOMHOUSE LANE, SW6** **£350,000 LEASEHOLD**

A superb one bedroom flat located on Broomhouse Lane in close proximity to Parsons Green.

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## DESCRIPTION

A well presented one bedroom upper floor flat with lift access in Sullivan Court, Broomhouse Lane. The property enjoys an abundance of light and offers excellent modern living. There is a spacious, open plan kitchen/reception room with ample storage throughout, and doors leading out to a private balcony. The flat also comprises a good sized double bedroom with one built in storage cupboard and is served by a modern tiled bathroom.

Sullivan Court is situated within a prime Parsons Green location and is within immediate walking distance of Parsons Green, its tube station (District Line), a wide range of local shops, restaurants and amenities, as well as being in close proximity to Hurlingham Park and South Park. There are also several bus routes nearby which connect the property to Central and South London. Neighbouring Chelsea is only a short walk away aswell.



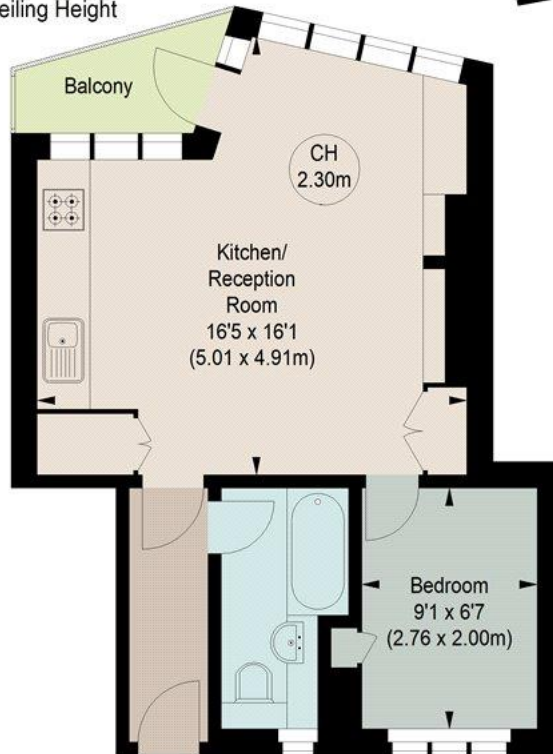
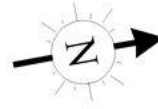




# SULIVAN COURT, SW6

Approximate gross internal area  
368 sq ft / 34.19 sq m

Key :  
CH - Ceiling Height



## THIRD 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	A (92+)		
B (81-91)			
C (69-80)		79	80
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold

**Term:** 114 years

**Service Charge:** £1204.75 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B

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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