



BLOOM PARK ROAD, SW6

£599,000 LEASEHOLD

**An outstanding one double bedroom garden flat,
boasting an enviable location in the heart of
Fulham.**

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

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DESCRIPTION:

This property has undergone a complete programme of meticulous extension and refurbishment and this exceptional property is presented to the market in stunning condition throughout. The property comprises an impressive open-plan kitchen and reception room with Concertina doors leading out onto a large, private garden. To the front of the property, there is a spacious double bedroom with a dressing room. There is also a modern shower-room. The flat benefits from plenty of storage solutions and being flooded with a natural light throughout.

Bloom Park Road is in the heart of "The Villes" and is ideally located for quick and easy access to all the independent shops, bars, cafes and restaurants found on nearby Fulham Road, and Parsons Green. The numerous bus routes are found moments away as is the District Line at Parsons Green. There is a good selection of both state and public schools close by.

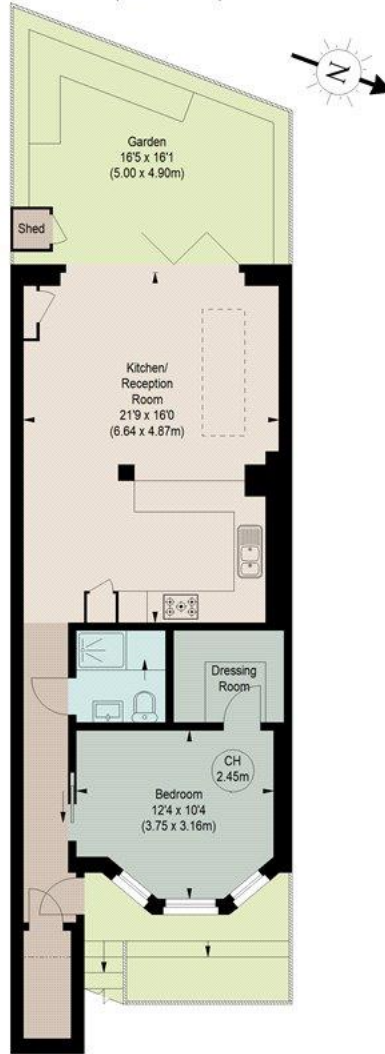




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Approximate gross internal area
620 sq ft / 57.60 sq m

Key :
CH - Ceiling Height



LOWER 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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	71
(54-68) D	76
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold

Term: 95 year and 2 months

Service Charge: £1000 per annum

Ground Rent: £ 150 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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