



PARSONS GREEN, SW6 £750,000 LEASEHOLD

A raised ground floor, two bedroom flat situated in a prime location with wonderful views across Parsons Green, with ample potential to extend (subject to the usual planning consents).

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

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DESCRIPTION

This well configured flat offers a large light and bright reception room with high ceilings and space for a dining table, perfect for entertaining with a separate galley kitchen. The two double bedrooms are served by a bathroom and one has access to the large garden. There is potential to extend into the side return and back extension, as well as the basement, subject to planning.

Ideally situated on Parsons Green itself the property benefits fantastic views and immediate proximity to the tube station, local restaurants and shops as well as being well linked to neighbouring Chelsea by the 22 bus route.

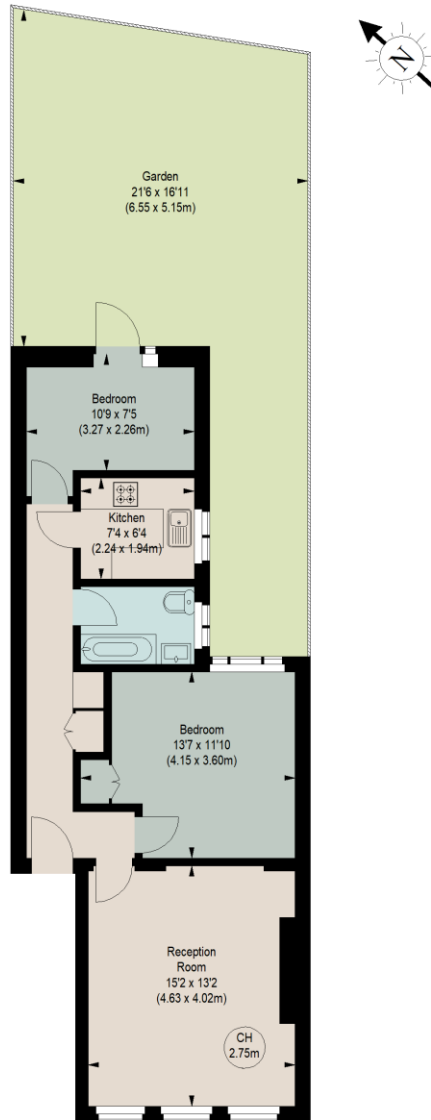




PARSONS GREEN, SW6

Key :
CH - Ceiling Height

Approximate gross internal area
617 sq ft / 57.32 sq m



RAISED 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 101 year and 9 months

Service Charge: £150 per month

Ground Rent: £100 annually (subject to increase)

Council Tax Band: E

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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