



WANDSWORTH BRIDGE ROAD, SW6

£950,000 SHARE OF FREEHOLD

A beautifully presented, two/three bedroom split level maisonette with a West facing garden, located on the ground of this impressive end of terrace Lion House, fantastically located on the corner of Ryecroft Street and Wandsworth Bridge Road.

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

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DESCRIPTION:

The flat which spans over 950 sq. ft has a light and bright, open plan kitchen, living and dining area which is excellent for entertaining. This leads onto the spacious, low maintenance, West facing patio garden. The kitchen is well equipped with great built in floor to ceiling cupboards. The dining room could double up as either a third bedroom, office or media room.

The large master bedroom is located to the rear of the flat and has a walk-in wardrobe and ensuite with both a shower and bath. There is a further double bedroom with built in wardrobes that is serviced by a shower room. There is further storage in the hallway.

Positioned in the heart of Fulham on the Wandsworth Bridge Road. The flat is a short walk away from Parsons Green and Fulham Broadway tube, with excellent access to central London via the district line and bus links. The location is spoilt for choice, with a range of delis, smart restaurants, bars, and independent coffee shops.

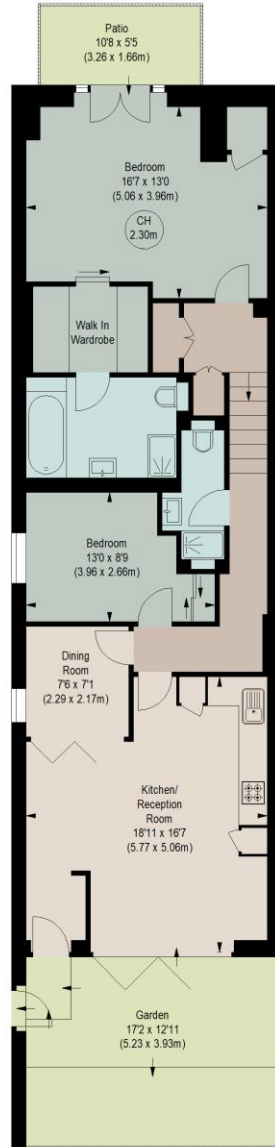




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Approximate gross internal area
963 sq ft / 89.46 sq m

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	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 992 year and 9 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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