



Flat A, 40 Moore Park Road, London, SW6 4PP

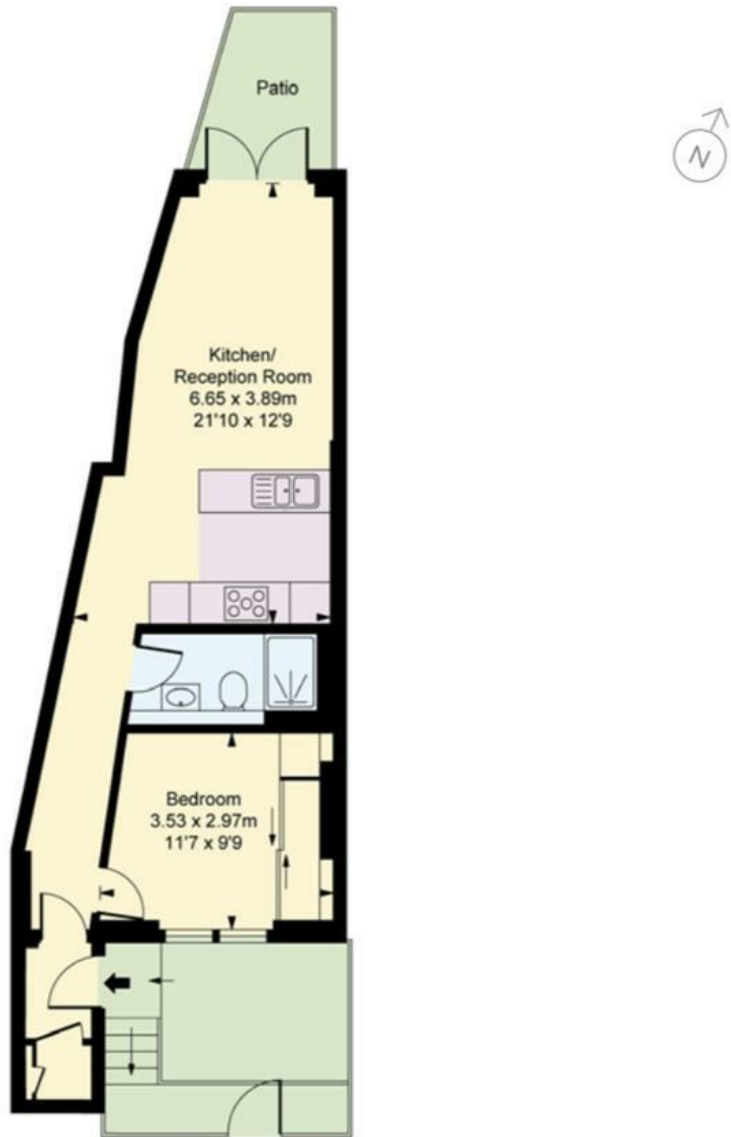
A well-presented, one bedroom garden flat in an excellent location very close to Fulham Broadway, and a short walk from Parsons Green.

The property comprises of a double bedroom at the front of the property, a shower room, storage cupboard under the stairs and an open plan kitchen/reception room that leads out on to a small and useful rear garden overlooking Eel Brook Common. The property is Leasehold but does come with a 25% share of the Freehold.

Moore Park Road is located just meters away from the open spaces of Eel Brook Common and a short walk from both Fulham Broadway and Parsons Green underground stations (District Line, Zone 2). The property is ideally located for the shops and restaurants of the King's Road and Parsons Green and there is a selection of brilliant local schools to choose from.

£475,000

- One bedroom
- Shower room
- Open plan kitchen/reception room
- Wooden flooring
- Approx. 496 sq. ft. (43 sq. m.)
- Patio garden
- EPC rating: C
- No ground rent or service charge
- No chain
- Close to Eel Brook Common and Fulham Broadway



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	