



STURGES
LONDON

Brompton Park Crescent, Fulham
£425,000 Leasehold



- **Well Presented 1st Floor Studio Apartment**
- **Large Dual Aspect Reception**
- **Lovely Communal Gardens & Park**
- **Designated Off Street Parking Space**
- **Residents Leisure Centre with Pool, Gym & Sauna**
- **Wonderful Dual Aspect Views from 2 Private Balconies**
- **Longstanding On Site Caretaker**
- **Secure Gated Development**



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A well presented studio apartment favourably located within this desirable residential development located in the West Brompton area of Fulham.

The property, currently loosely divided and utilised as a one bedroom apartment, offers well proportioned internal accommodation with the addition of two dual aspect lovely private balconies offering the most attractive views across the communal gardens and Brompton Park itself.

All properties within Brompton Park Crescent are provided with an allocated off street private parking space and also benefit from an array of communal benefits including the extensive, beautifully maintained communal gardens, the support of a long standing onsite porter and exclusive use of the onsite leisure centre which includes a swimming pool, gyms and saunas. Residents also have direct access into the additional green, open space of Brompton Park itself.

Quietly situated at the southern end of Seagrave Road, a no through road, the relatively secluded location belies the fact that the development is extremely well located for West Brompton, Fulham Broadway & Earls Court undergrounds stations with the A4/M4 running east into Central London and west to Heathrow Airport and beyond located only a little further to the north.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: D

Lease: Approximately 958 Years Remaining

Service Charges: Approximately £3369 pa

Ground Rent: Approximately £50 pa

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Brompton Park Crescent, SW6

Approximate gross internal area

34.46 sq m / 371 sq ft

Key :
CH - Ceiling Height



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 74 | |
| (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 | |

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.