



Hand & Flower House
617 Kings Road, SW6





A larger than typical, two double bedroom lateral apartment, benefitting from a plethora of natural light and mod-cons such as air-conditioning throughout.

Extending to over 1300 square feet in size, the property boasts a large kitchen, living and dining area in addition to the two good size double bedrooms previously mentioned. Both bedrooms benefit from en-suite shower rooms, with a further w/c available for any guests.

The property is located in a sought after location, in a bespoke built development, west of the King Road and just to the south of Eel Brook Common. The location offers superb access to transport facilities, local amenities such as the boutique shopping on the New Kings Road as well the local coffee houses, restaurants and delicatessens of Parsons Green. Transport links can be found via Fulham Broadway & Parsons Green underground stations (both District Line), as well as the various bus routes along the New Kings Road.

- High specification first floor apartment
- Open living, kitchen & dining
- Two bedrooms, two bathrooms
- Walking distance to amenities on the Kings Road

Asking Price £1,295,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	78	78
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 241 years 8 months

Service Charge: £3318 PA Approx.

Ground Rent: £200 PA Approx.

Local Authority: Hammersmith & Fulham

Council Tax Band: F

Chestertons Fulham Road Sales

654 Fulham Road

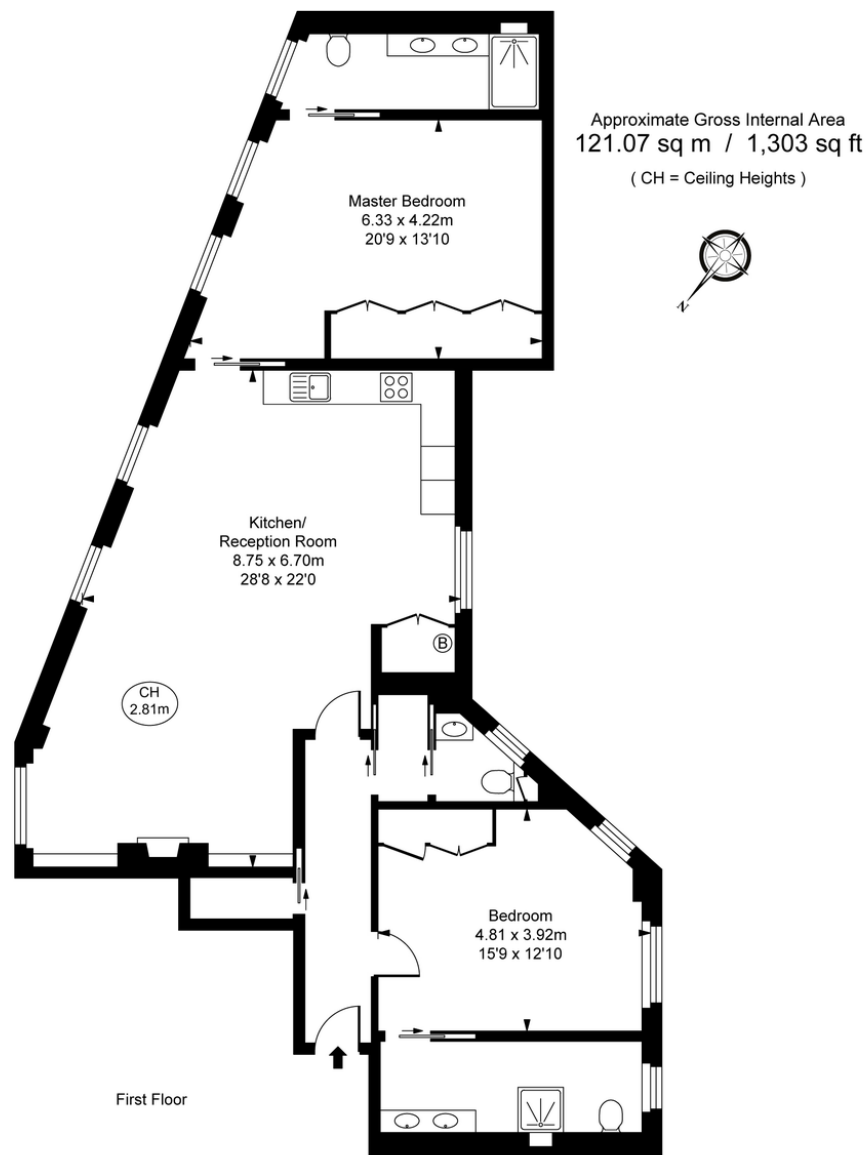
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This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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