



Pellant Road  
Fulham, SW6

CHESTERTONS









A period ground floor apartment arranged as a bright bay fronted reception room with ornate fireplace, well fitted kitchen leading to 21ft garden, together with a double bedroom and bathroom, well presented throughout.

Pellant Road is a quiet residential street perfectly located close to Normand Park which benefits from Virgin Active gym and Fulham Pools. The shops and amenities of both Lillie Road and Munster Road are also just a short walk away.

- Period ground floor apartment
- Reception room, well fitted kitchen
- Double bedroom, bathroom
- Garden, potential to extend (subject to consent)

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
61-80	C		
41-60	D	64	74
21-40	E		
1-20	F		
1-10	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 107 years 4 months  
**Service Charge:** £920 pa (approx.)  
**Ground Rent:** £125 pa  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** D

*Chestertons Fulham Road Sales*

654 Fulham Road  
 Fulham  
 London  
 SW6 5RU

sales.fulhamroad@chestertons.co.uk  
 020 7384 9898

## Pellant Road, SW6

Approximate gross internal area

48.88 sq m / 526 sq ft

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.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable