



Wandsworth Bridge Road
London, SW6

CHESTERTONS





A stunning two double bedroom top floor flat with a private roof terrace overlooking Eel Brook Common.

The property comprises, spacious reception room with feature fire place and space for a dining table, separate kitchen just off of the reception, two double bedrooms, family bathroom and a large attic. The second bedroom allows access to a private roof terrace with views of Eel Brook Common.

The property previously had planning permission in place (this has now expired) for a loft conversion and addition of another floor. Planning reference 2016/04500/FUL.

The location of the property is superb for access to shops, bars and restaurants of New Kings Road. Parsons Green and Eel Brook Common are nearby as are transport links with Parsons Green and Fulham Broadway underground stations being a short walk as well as bus links west towards Putney/ Richmond and east towards the City and West End.

- Two bedrooms
- Private balcony
- Share of freehold
- No onward chain

Asking Price £725,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 |
| 55-68 | D | 55 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Share of Freehold 949 years 8 months
Service Charge: £0
Ground Rent: Peppercorn
Local Authority: Hammersmith and Fulham Council
Council Tax Band: E

Chestertons Parsons Green Sales

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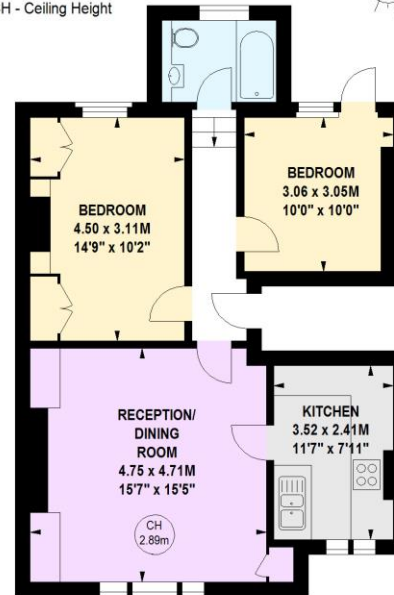
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Approximate gross internal area

65.49 sq m / 705 sq ft

Key :
CH - Ceiling Height



Second Floor

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