



New Kings Road
Fulham, SW6

CHESTERTONS





A highly sought after two bedroom garden flat, finished to a high standard throughout, accessed via its' own front door on the lower ground & benefitting from a 15ft south facing patio garden.

Upon entering, you are presented with a superb hall, providing access to all principle rooms and offering plenty of storage space. The master bedroom is bay fronted & welcomes a good amount of natural light via a double glazed, north facing aspect. The second bedroom is a good size double room, again welcoming natural light via a light well. Both rooms benefit from fixed wardrobes, set either side of original fireplaces, retained by the owner in this charming, full-scale refurbishment.

To the rear, on the right hand side there is a large & modern shower suite, a large kitchen, living and dining area beyond, south facing and offering the most incredible outlook into the patio garden. The kitchen benefits from high level integrated appliances, with a good amount of natural light welcomed into the room via skylights and a set of bi-folding doors to the rear. The room allows for a perfect space to entertain, with the lateral access to the rear garden welcoming modern, indoor/outdoor living.

The property is located in a sought after location east of the New Kings 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.

Please note the vendors will be extending the lease during the sale.

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- Stunning garden flat, own front door
 - Open plan kitchen, dining & reception
 - Two bedrooms, one bathroom
 - South facing patio garden

Asking Price £900,000

Tenure: Leasehold (Vendors extending to long lease).
Service Charge: £750 PA Approx.
Ground Rent: £250 PA Approx.
Local Authority: Hammersmith & Fulham
Council Tax Band: D

Chestertons Parsons Green Sales

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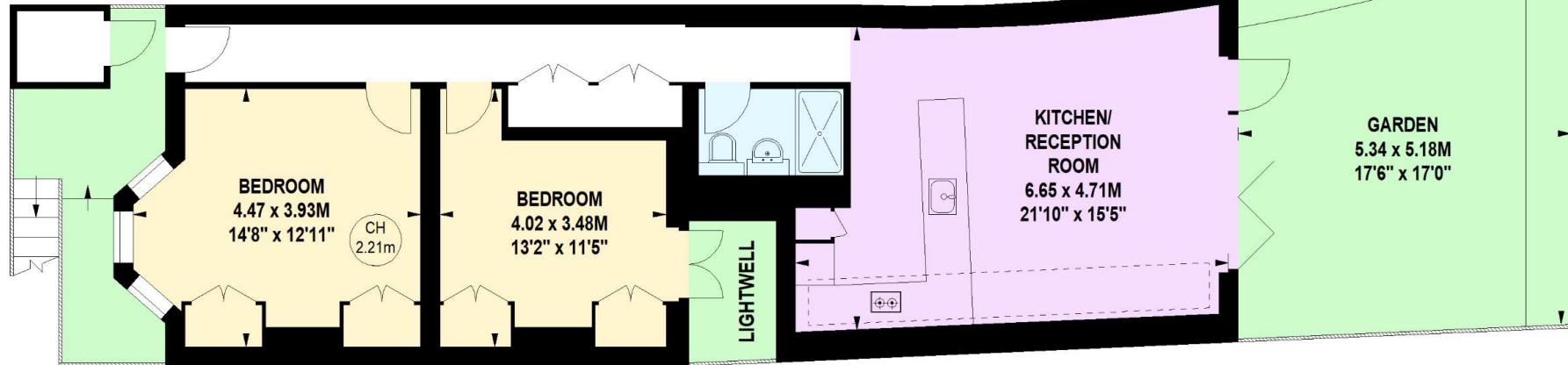
New Kings Road, SW6

Approximate gross internal area

74.51 sq m / 802 sq ft



Key :
CH - Ceiling Height



Lower 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.

