



Rostrevor Road
Parsons Green, SW6

CHESTERTONS





A spacious and well-presented three double bedroom split level apartment within the heart of Parsons Green.

Boasting just shy of 1100 square feet of living accommodation, spread across the first and second floors of this original period residence, the property offers a large south west facing reception/dining area, with adjoining kitchen and three large double bedrooms, two of which benefit from fixed wardrobes, either side of the original chimney breasts. Two full bathroom suites, presented in a usable condition, further compliment the internal living space.

It is important to note the current owners have submitted a pre-planning application, for the erection of a further floor into the loft space with a rear mansard, which the local authority in principal have no objection to. Evidence for this can be provided upon request.

Rostrevor Road is a desirable tree lined residential road running off the Fulham Road in the sought after Parsons Green area of Fulham offering doorstep access to an extensive range of local shops, bars & restaurants.

Transport links are excellent with Parsons Green underground station (District Line) being only 500m from the house linking directly to Central London and the City as well as the popular No.14 bus route running along the Fulham Road directly into South Kensington & on to Knightsbridge & Piccadilly.

- Period split level apartment
- Large south-west facing reception room
- Three double bedrooms, two bathrooms
- Further development potential, subject to planning

Guide Price £950,000

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		
69-80	C		
55-68	D	62	73
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 85 years unexpired.
Service Charge: Not applicable.
Ground Rent: £75 PA Approx.
Local Authority: Hammersmith & Fulham
Council Tax Band: F

Chestertons Parsons Green Sales

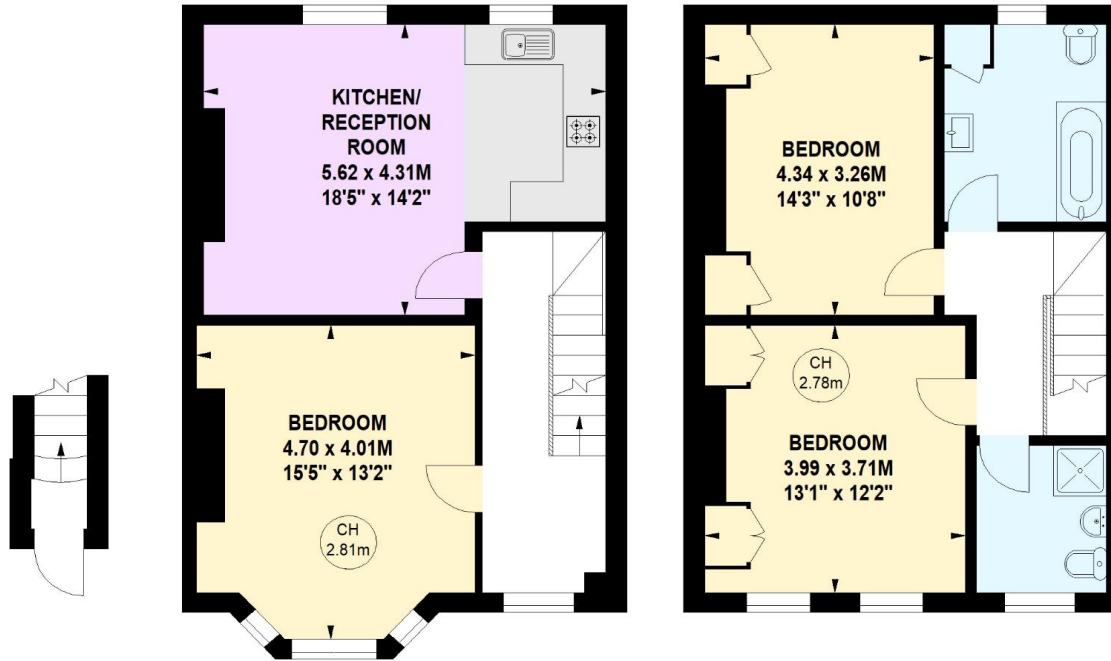
78 New Kings Road
 London
 SW6 4LT
 fulham@chestertons.co.uk
 020 7731 4448
 chestertons.co.uk

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Approximate gross internal area

100.42 sq m / 1081 sq ft

Key :
CH - Ceiling Height



**Ground Floor
Entrance**

First Floor

Second 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.

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