





# A blank canvas in a prime location with potential to create your dream home

Located on the charming Whittingstall Road in the heart of Fulham, this delightful first-floor flat offers a unique opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a spacious reception room, the layout provides a comfortable living space that can be tailored to your personal taste.

This period property boasts a wealth of character and potential. The flat presents an exciting chance to reconfigure the interior to suit your lifestyle needs, allowing you to design a space that reflects your individual style. Additionally, there is the possibility of obtaining a roof terrace, subject to the necessary consents, which would provide a wonderful outdoor area to enjoy.

Located in the vibrant Fulham district, this property is well-positioned to take advantage of the local amenities, including shops, cafes, and parks, making it an ideal choice for both families and professionals alike. The area is well-served by public transport, ensuring easy access to central London and beyond.

This flat on Whittingstall Road is a rare find, offering both charm and the potential for transformation. Whether you are looking to invest or create a home that is uniquely yours, this property is well worth considering.

For those seeking advice in respect of the potential our friendly agent would be happy to advise during your visit







## ACCOMMODATION

Entrance Hall: Kitchen: Two Bedrooms: Reception Room: Shower Room

## LOCATION

Located within a highly desirable enclave of Fulham, Whittingstall Road provides an enviable lifestyle. The area is renowned for its independent cafes, boutique shops, and vibrant restaurant scene, with Parsons Green and the Fulham Road right on your doorstep. For green space and recreation, Hurlingham Park is within walking distance, offering open spaces, a children's playground, and tennis courts. The location is perfect for those seeking a tranquil home base with effortless connections to the city.



## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom

Mobile Checker

**Broadband speed:** Please check Ofcom

Broadband Checker

**Parking Arrangements:** Street Parking Permit  
Required

Terms

**Price:** £625,000

Tenure: Share of freehold

Lease: 999 years from 2003

Ground Rent: N/A

Service Charge: £1800 per annum (£150 pcm)

Local Authority: Hammersmith & Fulham

Council Tax Band: E

## Whittingstall Road, SW6

Approx. Gross Internal Area  
634 Sq Ft - 58.90 Sq M



First Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## FEATURES

- Uninterrupted outlook from the reception with a delightful bay window
- Two double bedrooms
- Entrance Hall/ Reception Room/ Kitchen
- The property is close to nearby parks Parsons Green, Eelbrook Common, or Hurlingham Park.
- Excellent transport: Parsons Green underground station (District Line) is nearby.
- Local amenities: Close proximity to the shops, cafes, and restaurants on Fulham Road and New King's Road.
- Prime location: Situated in desirable Parsons Green
- Residential: A quite, residential street off Fulham Road
- Potential to make an outdoor terrace subject to obtaining the necessary consents



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