

Woodlawn Road

Guide Price £895,000



Woodlawn Road

£895,000

Freehold

3 BED

Flat

0000

SQ FT

0000

SQ M

Arranged over the first and second floors, this flat has been reconfigured to make the most of the available space and has been finished to an excellent standard throughout. The property extends to in excess of 1,050 sq ft (98 sq m) and is also wider than a typical Victorian conversion. This bright split level property comprises a good sized reception at the front, with a feature bay window, a fireplace and excellent built-in storage. There is a separate eat-in kitchen with a recently fitted kitchen with a Belfast sink, and two double bedrooms and a bathroom on the first floor. The principal bedroom is in the loft and has an ensuite, great built-in storage and a desk/study area, which is ideal for those working from home. From a practical point of view, the property has huge eaves storage space, owns the front garden, which has an Asgard bike storage shed.

The property has great extension potential with the option to create a roof terrace or additional internal space, adding a further bedroom or study over the rear roof addition. There is also the potential to add a front mansard, which when combined with the additional rear space, would mean that approximately 1350 sq ft of the total space could be usable living space. Any future works are subject to planning permission and consents. The property is sold with the freehold for the building.

Woodlawn Road is located in Bishops Park, a very popular area for professionals and families, who are attracted by the quiet residential streets, easy access to a plethora of excellent schools, easy parking and peaceful environment. The green spaces, tennis courts (named some of the best in the country)

- 3 Bedrooms
- 2 Bathrooms
- Reception room
- Kitchen
- Victorian conversion
- Freehold
- Excellent storage
- Potential to extend
- Approx. 1,054 sq ft (98 sq m)
- Council Tax Band: E

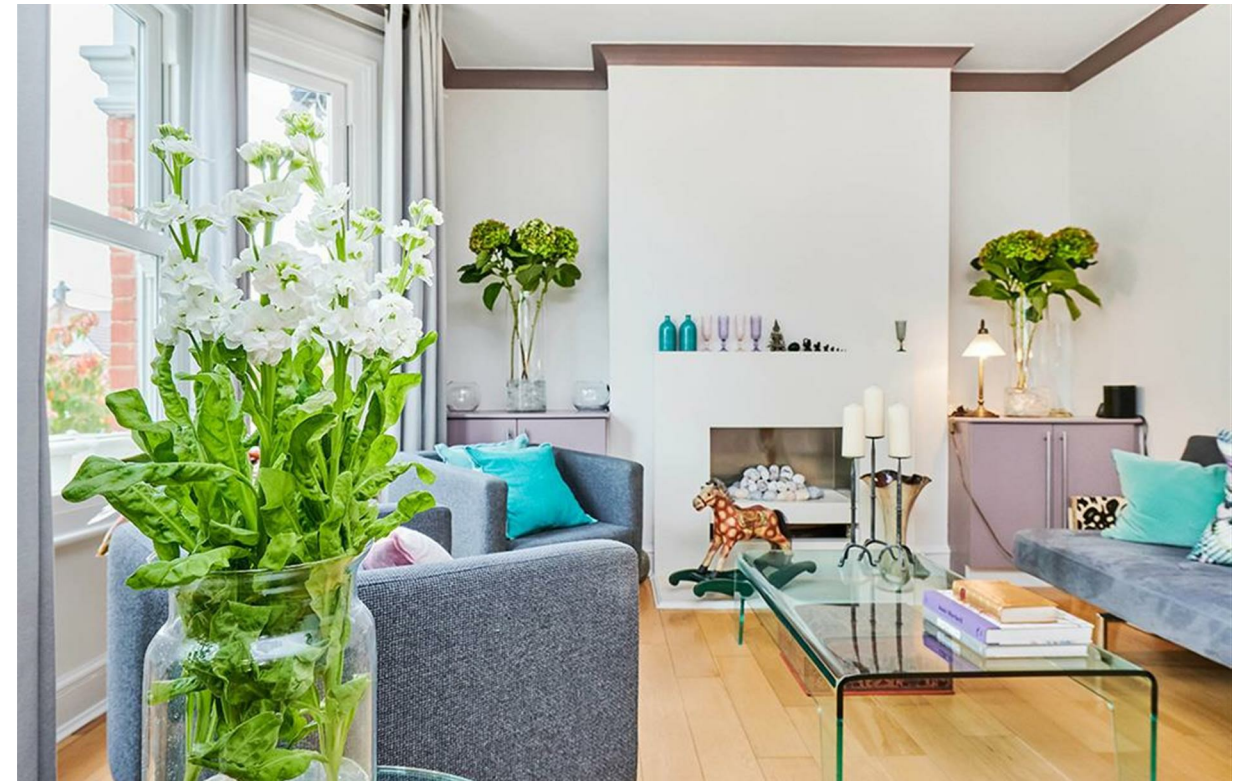
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and Victorian beach in Bishops Park are very close by, as is the historic Fulham Palace, and a Nuffield gym is only a few minutes' walk. The other major benefit of the area is the Thames riverside path which is a great getaway for running or family outings (you can follow it all the way to Hampton Court and beyond). There's also several popular cafes and

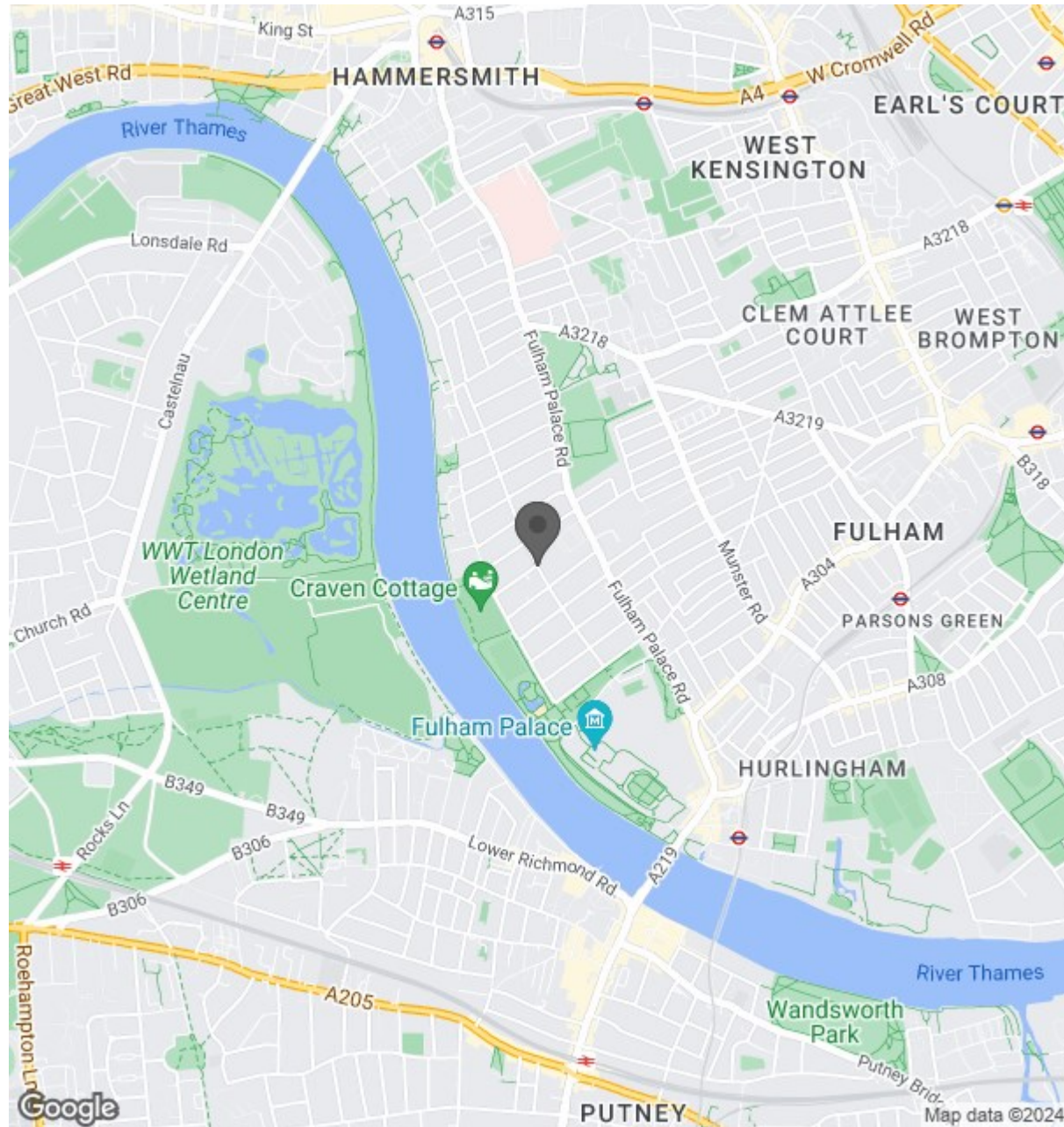




restaurants close by (including the Michelin starred River Cafe). The nearest underground station is Putney Bridge (District Line, Zone 2). Fulham Palace Road is also well served by buses heading North to Hammersmith and South to Putney. EPC rating - D



Location



Woodlawn Road

Approximate Gross Internal Area = 1054 sq ft / 98 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 434 sq ft / 40.3 sq m
 Total = 1488 sq ft / 138.3 sq m

