

Waterford Road

Guide Price £1,000,000





Waterford Road

£1,000,000	2 BED	0000	0000
Leasehold	Flat	SQ FT	SQ M

This superb split-level property offers 925 sq ft of living space and is arranged over the top two floors of an impressive Victorian terrace. This stylish flat comprises a bright, dual aspect, open-plan kitchen reception room with integrated appliances and an island/ breakfast bar. There are two good-sized double bedrooms, both with bespoke built-in storage, a large family bathroom featuring a bath and separate shower and a separate W.C. This wonderfully light property also benefits from having an outstanding south facing roof terrace, which is ideal for outdoor entertaining.

Waterford Road is a quiet residential street, due to the bollards at the end of the road, restricting all through traffic. This property is in the desirable Moore Park Estate and is only a stone's throw from Chelsea. With large square windows and linear terraces, the properties in this area are also some of only a handful that look different to their Victorian cousins that make up the rest of Fulham. With its proximity to Chelsea and running off the famous Kings Road, the area is not only one of the most desirable, but also one of the most convenient, being located very close to Fulham Broadway with its shops, independent cafés, restaurants, and underground station (District Line, Zone 2). There is also a David Lloyd gym and a Waitrose supermarket very close by, as well as the large open spaces of Eel Brook Common are also only a short walk away. EPC rating – C

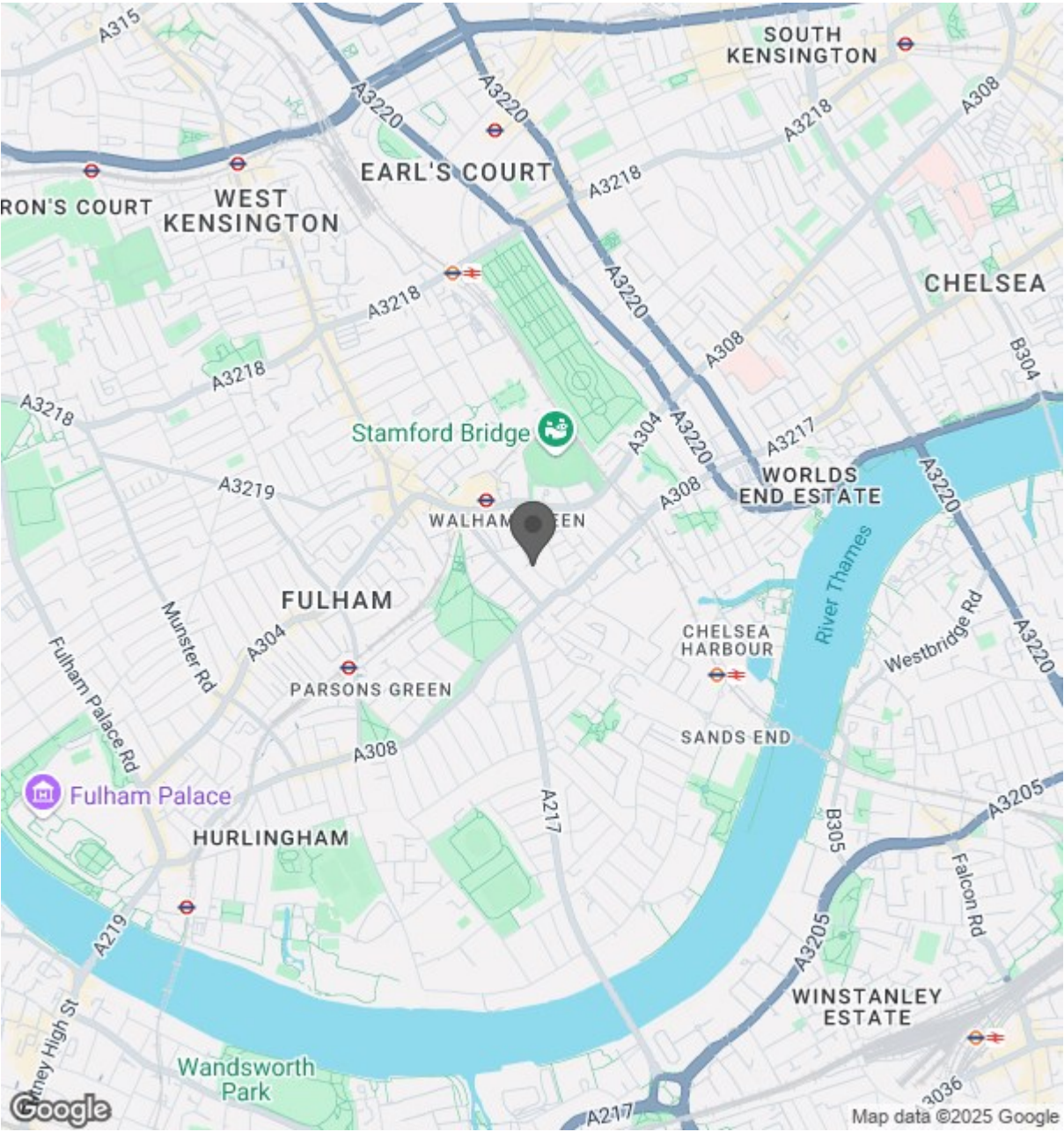
- 2 bedrooms
- Bathroom
- Reception / Kitchen
- Open plan living
- South facing terrace
- Excellent finish
- Long lease (114 years remaining)
- Moore Park Estate
- Approx 925 sq ft (86 sq m)
- Council tax band - F

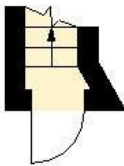
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Location





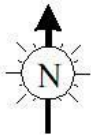
**Ground Floor
Entrance**

10 sqft

Waterford Road, SW6

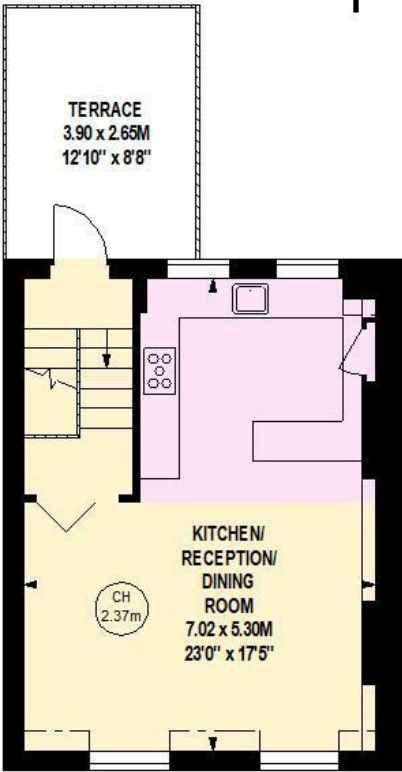
Approximate gross internal area
85.93 sq m / 925 sq ft

Key :
CH - Ceiling Height



First Floor

510 sqft



Second Floor

405 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.