

Waterford Road, SW6

O.I.E.O £1,000,000

B R I K





Waterford Road

OIEO	2 Bed	925	86	F	£43,750
LEASEHOLD	APARTMENT	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

This superb split-level property offers 925sqft 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.

- ✓ 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

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



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FULHAM AREA GUIDE

Moore Park Estate

Sandwiched between Fulham Broadway with its bars, restaurants and underground station, the famous King’s Road and the large open spaces of Eel Brook Common, this area is in high demand. Take a stroll down the nearby section of King’s Road and you’ll find dozens of high-end designer interior shops lining the route to Chelsea, and marking the path that Chelsea buyers have been treading on their way to Fulham for a decade.

The properties here consist mainly of large, flat fronted three-storey terraces. Good houses are snapped up by families that would certainly have been buying in Chelsea only a few years ago, and younger buyers who can afford the price tag love flats which are so close to the action at Fulham Broadway.

Musgrave Crescent, set on a slight embankment and bordering Eel Brook Common, commands a panoramic view across the park and is one of the prettiest streets in the area. Other great roads are Moore Park Road, Waterford Road and Holmead Road which all have large houses and maisonettes close to Chelsea but at Fulham prices, great transport links and nearby green spaces.

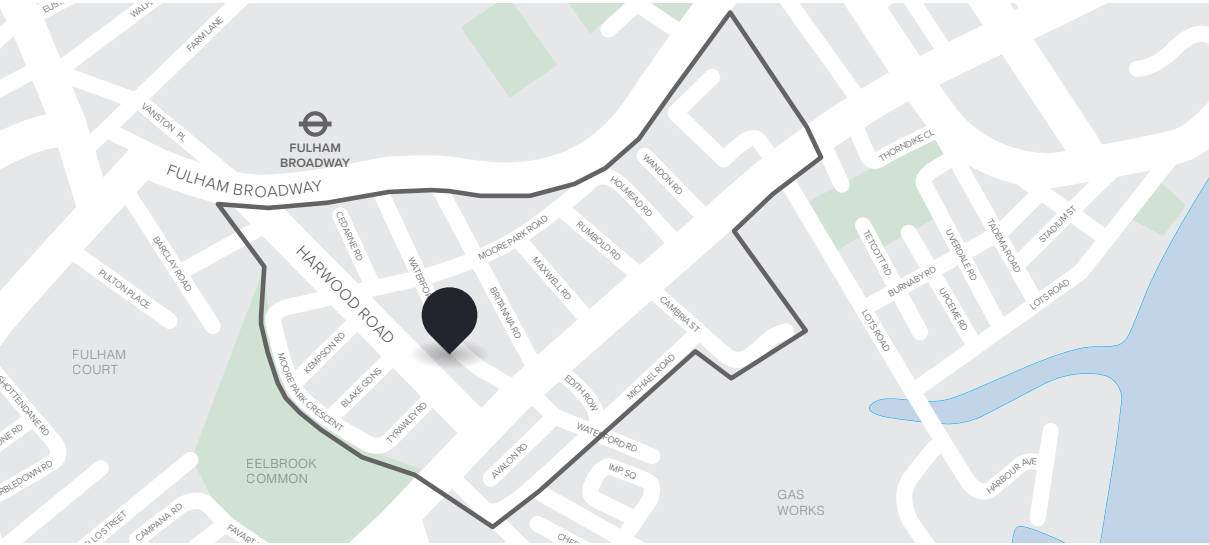
CLOSEST:

- 🚶 Parsons Green (🚶 12 mins)
- 🚶 West Brompton (🚶 13 mins)
- 🚶 Eel Brook Common (🚶 5 mins)

KEY:

- 📍 Property location
- ‘Moore Park Estate’ area of Fulham

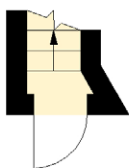
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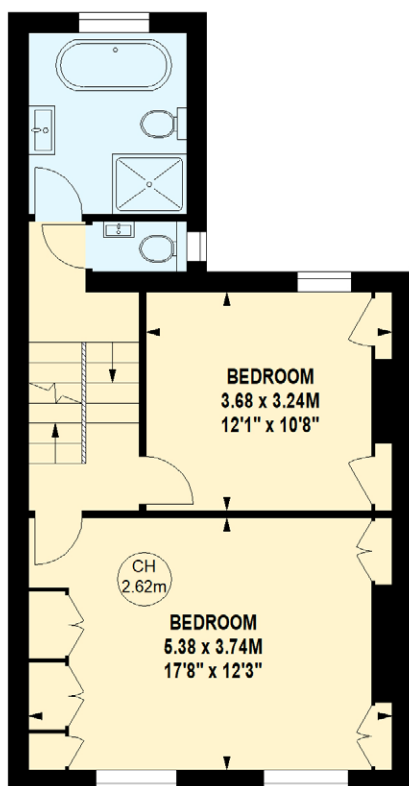
BRIK

925
SQ FT

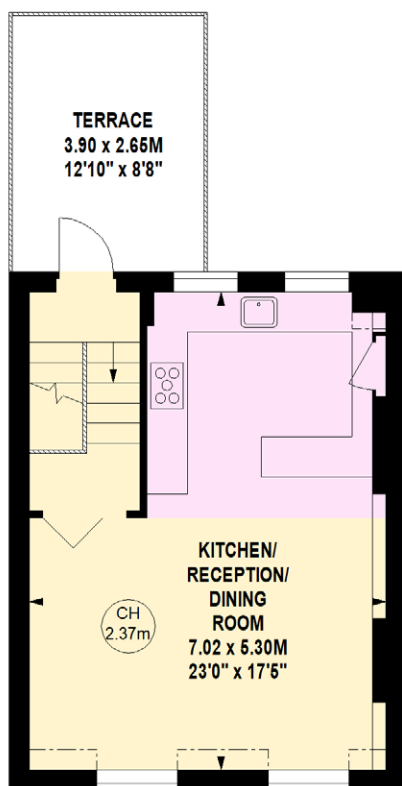
86
SQ M



Ground Floor
Entrance



First Floor



Second Floor

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