



**Offers In Excess Of £650,000
Leasehold - Share of Freehold**

- Ground Floor Flat • 2 Double Bedrooms • Separate Reception Room And Kitchen • West Facing Patio Garden • Planning Permission to Extend • Excellent Choice of Local Shops, Bars and Restaurants • Kensington & Chelsea Council Tax Band D • Fulham Broadway Underground Station (District Line) Within Walking Distance • No Chain • Share of Freehold

Two bedroom patio garden flat set on the ground floor of a Georgian period conversion. The property is well presented, with good storage space and comprises reception room and separate fully integrated kitchen leading onto a private west facing patio garden, one double bedroom, 2nd smaller double bedroom and bathroom with shower over bath.

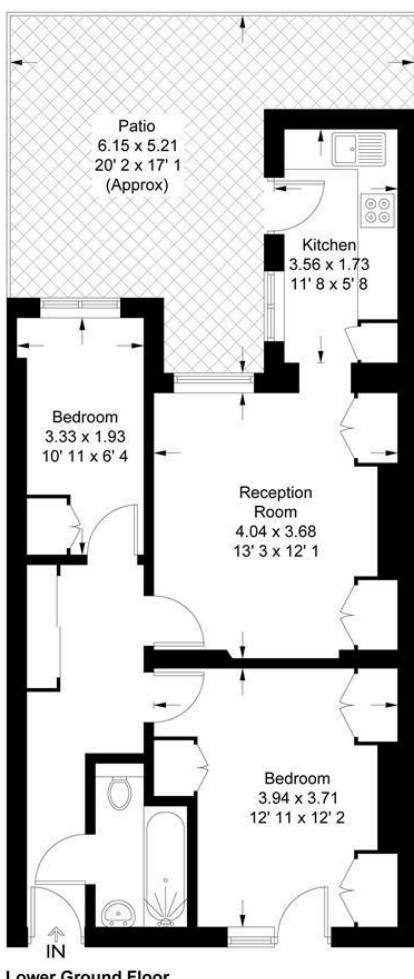
This stunning property is close to an array of shops and top restaurants and bars on Kings Road and Fulham Road. Gunter Grove is also a short walk away from Stamford Bridge as well as Fulham Broadway Underground Station (District Line) with excellent transport links across London.

Planning permission for a single storey extension was granted in 2022.

Kensington & Chelsea Tax Band D. Ideal first time buy or investment property. £2,665 Annual Service Charge including Buildings Insurance. Share of freehold and long lease of 958 years. Available with no chain.

Gunter Grove

Approximate Gross Internal Area = 595 sq ft / 55.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		