

Emma's



54 Cranbury Road

, London, SW6 2NT

Offers In The Region Of £585,000



Beautifully presented, light and well proportioned, two bedroom, first floor maisonette. Finished with high quality, neutral modern decor, fixtures and fittings the flat has separate living room and kitchen. Centrally located the flat is close to the river and nearby local amenities and transport connections.



Tastefully presented, light and well proportioned, two bedroom, first floor maisonette. The flat is in excellent condition throughout and is decorated with neutral decor and high quality carpets throughout (except the kitchen and bathroom).

Living room 173 (52.73m)

The front facing living room, with large Northerly facing sash windows, receives plenty of natural light. The spacious sitting room has a feature fireplace.

Kitchen dining room 101 (30.78m)

The flat features a rear facing eat-in kitchen with high quality fitted units and integrated appliances. The garden is accessed via the back-door at the end of the kitchen, which then leads down an exterior staircase.

Master bedroom 113 (34.44m)

The light and well-proportioned bedroom, which is situated in the middle of the flat, is bright and spacious with a large window overlooking the side of the building and garden, and has a feature fireplace.

Bedroom 2 72 (21.95m)

The second bedroom looks out over the rear of the property and the garden below. Situated above the kitchen the bedroom has a large sash window and is well-proportioned and similar in size to the master bedroom.

Bathroom

The modern bathroom is tastefully decorated with white goods and a large skylight.

Garden 274 (83.52m)

The private rear garden is well-sized for the property, ensuring ample outdoor space without being burdensome. The garden is currently largely lawn with a small flowerbed making it perfect for novice gardeners. It also has the potential to be reconfigured or landscaped by those with more gardening experience and interest who wanted to maximise its potential.

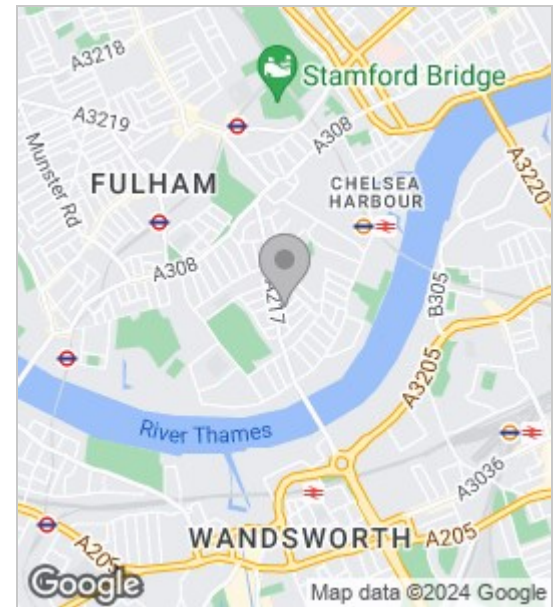
Residents of the property are eligible for on-street residential parking permits through the local council.

The loft space/roof cavity of the flat currently belongs to the freeholder, Hammersmith & Fulham Council however, it has been confirmed that this can be purchased from the freeholder and details of this can be provided on request.

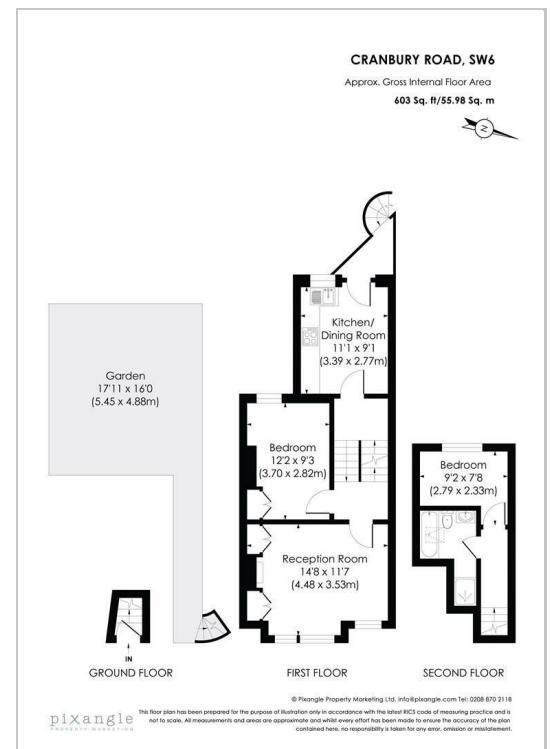
The flat is enviably situated in South Fulham. Surrounded by quiet residential streets the property avoids the crush of some of the busier parts of Fulham, offering a slower-pace of life for those who want to be in proximity to the river. The flat is also easy walking distance from South Park, and the famous Hurlingham Club is just over half a mile away. With good transport links and desirable local amenities the flat is only a stones throw from the best that Fulham has to offer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

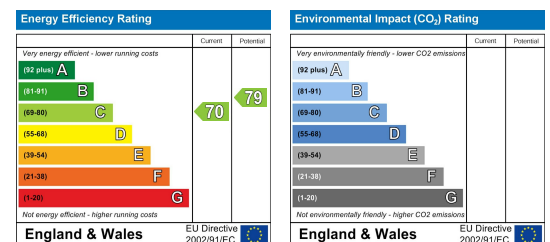
Area Map



Floor Plans



Energy Efficiency Graph



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