

Coniger Road, Peterborough Estate, SW6

£1,950,000

TdeW | Tom de Winton
PROPERTY CONSULTANCY







- 3 bedrooms and 2 bathrooms
- Potential to add the side return, pod and loft (spp)
- Utility room & WC
- Fully double glazed
- South-west facing garden
- 1954 sq ft
- Council Tax Band G

A rarely available unextended 3 bedroom ‘Lion House’ superbly positioned on the most convenient street in the Peterborough Estate, offering excellent potential to extend to circa 2100 sq ft, a south-west facing garden and is seconds from Parsons Green.

Coniger Road is situated just off Parsons Green making it exceptionally convenient for all the excellent transport, schools, parks and shops that the area offers.





Coniger Road, SW6

Approximate Gross Internal Area
125.60 sq m / 1,352 sq ft
Loft
55.92 sq m / 602 sq ft

Total Areas Shown On Plan
181.53 sq m / 1,954 sq ft

(Including restricted height under 1.5m [ ])

(CH = Ceiling Heights)



Basement
Approximate Gross Internal Area
15.12 sq m / 163 sq ft

Ground Floor
Approximate Gross Internal Area
55.02 sq m / 592 sq ft

First Floor
Approximate Gross Internal Area
55.47 sq m / 597 sq ft

For Illustrative Purposes Only
Subject to Planning

Coniger Road, SW6

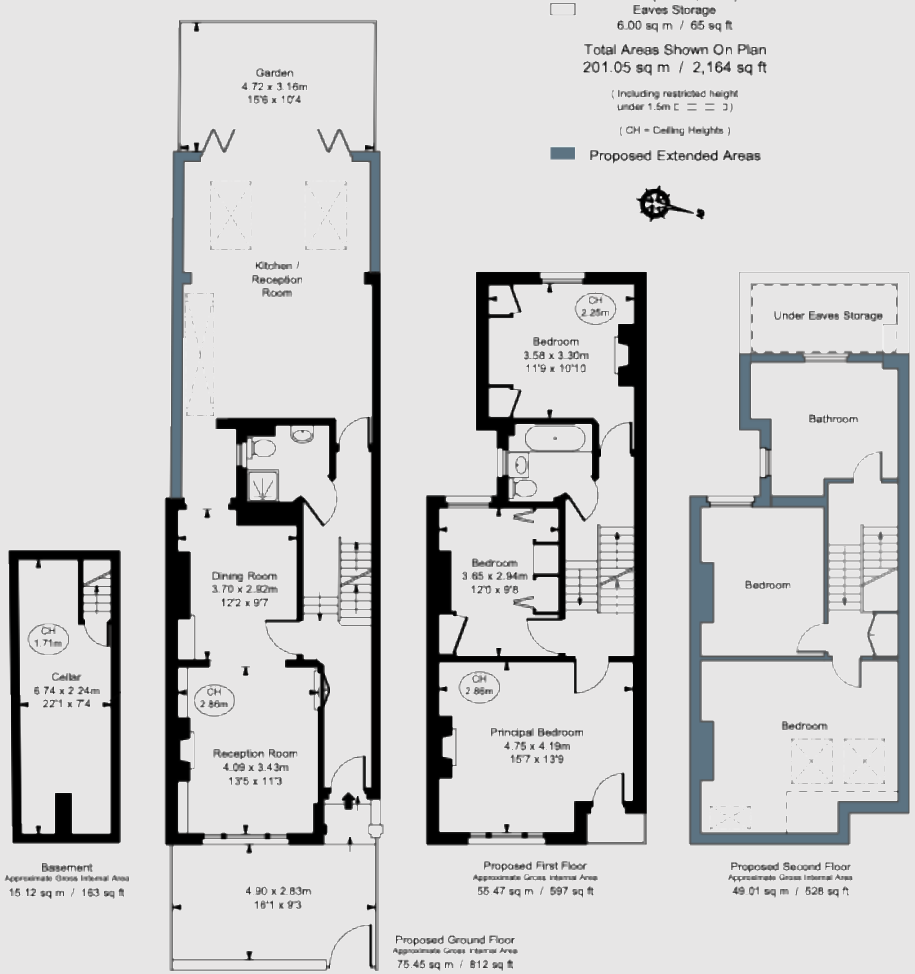
Approximate Gross Internal Area
195.05 sq m / 2,100 sq ft
Eaves Storage
6.00 sq m / 65 sq ft

Total Areas Shown On Plan
201.05 sq m / 2,164 sq ft

(Including restricted height under 1.5m [ ])

(CH = Ceiling Heights)

Proposed Extended Areas



Basement
Approximate Gross Internal Area
15.12 sq m / 163 sq ft

Proposed Ground Floor
Approximate Gross Internal Area
75.45 sq m / 812 sq ft

Proposed First Floor
Approximate Gross Internal Area
55.47 sq m / 597 sq ft

Proposed Second Floor
Approximate Gross Internal Area
49.01 sq m / 528 sq ft

TdeW | Tom de Winton
PROPERTY CONSULTANCY

PRECISION YOU CAN TRUST

This plan is not to a given scale. A dimensioned layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

© Fulham Performance

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

IMPORTANT NOTICE: Tom de Winton Property Consultancy gives notice that: These particulars do not constitute an offer or contract or part thereof. They are not authorized to make any representations or offer any warranties in relation to the property on behalf of themselves or the owner. All descriptions, photos, and plans are for guidance purposes only and should not be relied upon as statements or representations of fact. It should not be assumed that the property has the necessary planning, building consents or other consents and the agents have tested the services, equipment or facilities. Any prospective purchaser must satisfy themselves of the correctness of any information through inspection or otherwise.