

Pearcroft Road

Guide Price £600,000

BRIK



Pearscroft Road

£600,000

Freehold

3 BED

House - End Terrace

0000

SQ FT

0000

SQ M

This freehold house is set over two floors, offering 841 sq ft (78 sq m) of living space. On the ground floor is a reception room and a separate kitchen breakfast room with access onto the private 38 ft (11.6m) rear garden. On the first floor are three bedrooms, family bathroom and a separate W.C. The property also benefits from having a 20ft (6.4m) front garden, and offers further potential to extend and modernise, subject to the usual planning consents.

Located at the top of Sands End, the property is not far from the restaurants and cafés on Wandsworth Bridge Road and Parsons Green. The property is also within easy walking distance of South Park, one of Fulham's largest green spaces, which also has an excellent children's play area and local schools, including L'Ecole des Petits and L'Ecole Marie d'Orliac on its doorstep. The closest underground station is Parsons Green or Fulham Broadway (both District Line, Zone 2) where you can find a plethora of shops and restaurants. There is also Imperial Wharf overground station, where you can take frequent trains north to West Brompton tube station (District Line, Zone 2), and south to Clapham Junction main line station (both one stop) where you can get regular trains to Waterloo and Gatwick Airport. EPC rating – E

- 3 bedrooms
- 1 bathroom
- Reception room
- Kitchen breakfast room
- Private front & rear garden
- Freehold
- Potential to modernise & extend
- No chain
- Approx. 841 sq ft (78 sq m)
- Council tax band - E

JAMES SIMS

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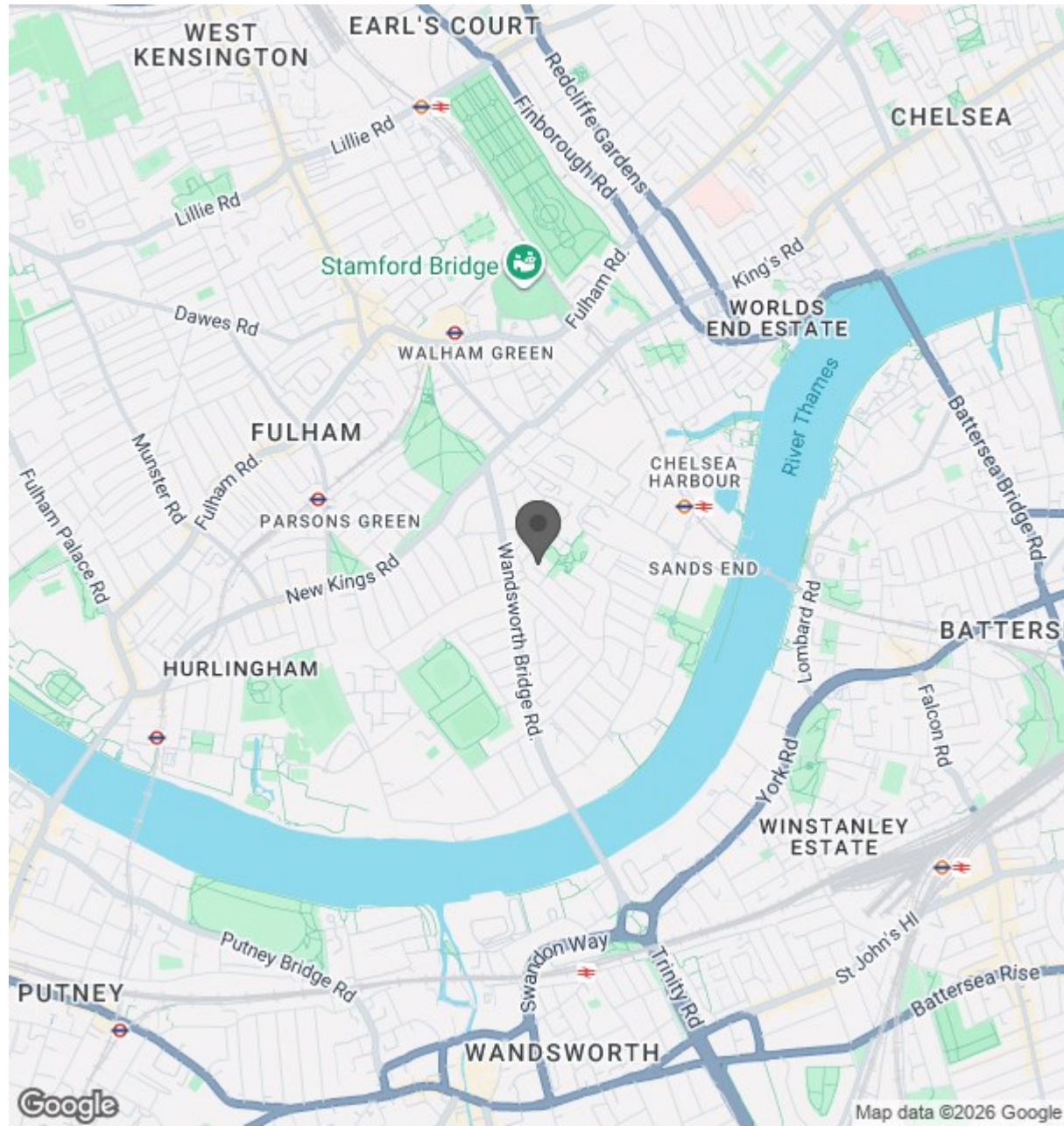
james@brik.co.uk







Location



BRIK

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SQ FT

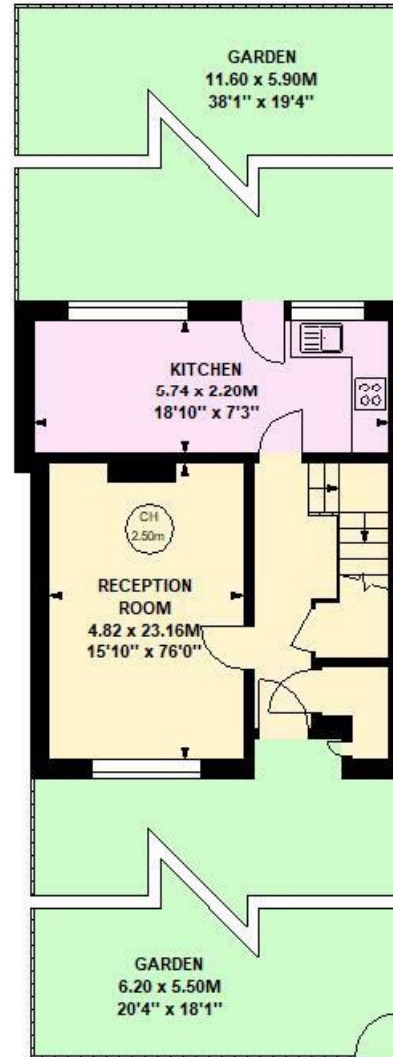
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SQ M

Pearscroft Road, SW6

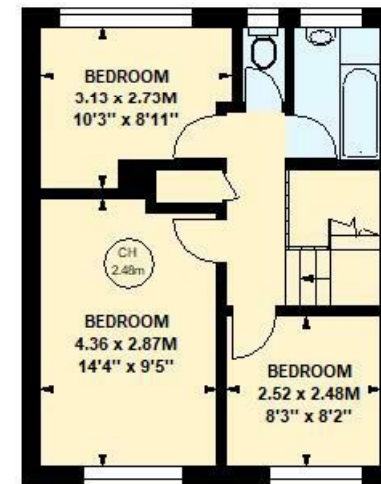
Approximate gross internal area
78.13 sq m / 841 sq ft



Key :
CH - Ceiling Height



Ground Floor
418 sqft



First Floor
423 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.

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk