

STURGES
LONDON

Wandsworth Bridge Road, South Park
£975,000 Leasehold - Share of Freehold



- South West Facing Terrace Overlooking South Park
- Own Front Door
- 3 Bedrooms
- 2 Bathrooms
- Approx. 1,317 sq ft [122 sq m]
- Beautifully Renovated
- Parson Green Parking Permit
- Excellent Location of Local Shops, Bars & Restaurants



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A beautifully renovated 3 bedroom, 2 bathroom maisonette located on the edge of South Park in heart of Fulham. This purpose built property benefits from having its own front door and ample living space, being split over two and a half floors.

There is a larger than average south west facing terrace leading off the large eat-in kitchen with undisturbed south westerly views across South Park - the perfect set-up for entertaining friends and family. The kitchen is bright and spacious with dual aspect windows.

The property has a large separate sitting room on the first floor, ideal as an additional entertaining space. It has been recently renovated to a very high standard, including double glazed windows throughout with original period features have been kept throughout the property to match the period style of the property.

The property is eligible for the Q parking permit, allowing you to access the permitted roads in the area as well as allowing you to park as far away as Parsons Green and its surrounding roads.

The location of the property allows for easy access a host of outstanding nurseries, independent & state schools as well as a wide choice of local bars, restaurants and independent shops as well as the nearby Sainsburys Superstore.

Local Authority:

Council Tax Band: E

Lease: Share of Freehold: Aprox 993 years

Service Charges: Ask agent

Ground Rent: £0

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Wandsworth Bridge Road, SW6

Approximate gross internal area
 122.5 sq m / 1317 sq ft
 (Including Eaves Storage)
 Eaves Storage : 8.39 sq m / 90 sq ft

Key :
 CH - Ceiling Height



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

For more information, please contact:

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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.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.