

STURGES
LONDON

Fulham Road, Parsons Green

£625,000 Leasehold



- **Attractive Dual Aspect 17'6 x 13'7 Reception Room**
- **High Specification Kitchen**
- **2 Equal Sized Double Bedrooms**
- **Luxury Bathroom**
- **South Facing Balcony**
- **Approximately 750 sq ft [70 sq m]**
- **Great Location on the lively & vibrant Fulham Road**
- **Well Located for Wide Choice of Transport Links**



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A spacious and well presented 2 bedroom apartment situated on the first floor of this recently converted end of terrace building on the vibrant Fulham Road in Parsons Green offering approximately 750 sq ft of well proportioned lateral accommodation.

This bright architect designed property, being at the end of the terrace, benefits from a most attractive, light filled dual aspect reception room with two large windows, the 2 large equal sized bedrooms with wardrobes built in, a luxury bathroom and a well equipped high specification kitchen to the rear of the property with access to a private south facing balcony.

The property is well located on the more residential stretch of the lively and buzzy Fulham Road, just to the west of the junction of Munster Road, and therefore benefits from momentary access to the choice of local boutiques, artisan coffee shops, independent bakeries and two of Fulham's most popular pub/restaurants.

Putney Bridge & Parsons Green underground stations (District Line) are nearby being a 8 & 9 minute walk respectively with the areas most popular bus routes running directly into Central London running along both nearby Fulham and New Kings Roads.

Bishops Park and the open space of Fulham Palace are also close by as are the walks along the River Thames north to Hammersmith, south west to Putney and east to Chelsea & Battersea.

Local Authority: London Borough of Hammersmith and Fulham
Council Tax Band: F

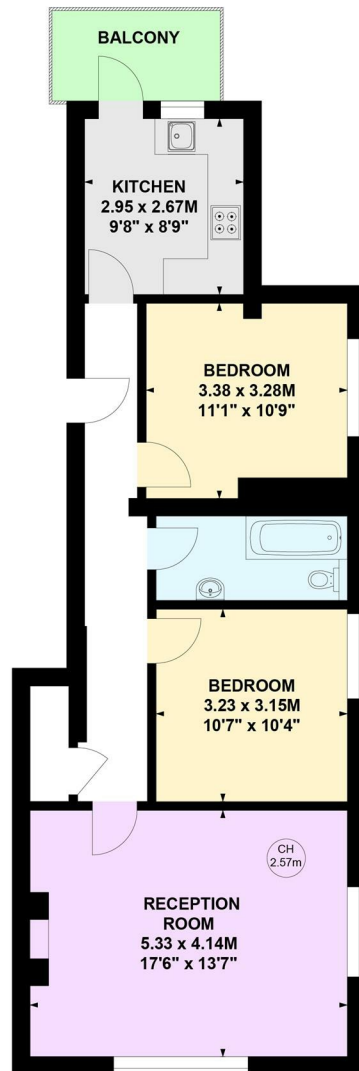
Lease: Approximately 139 years remaining
Service Charges: Approximately £4054 pa (2025)
Ground Rent: Approximately £450 pa



Fulham Road, SW6

Approximate gross internal area
69.7 sq m / 750 sq ft

Key :
CH - Ceiling Height



First Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For more information, please contact:

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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.