

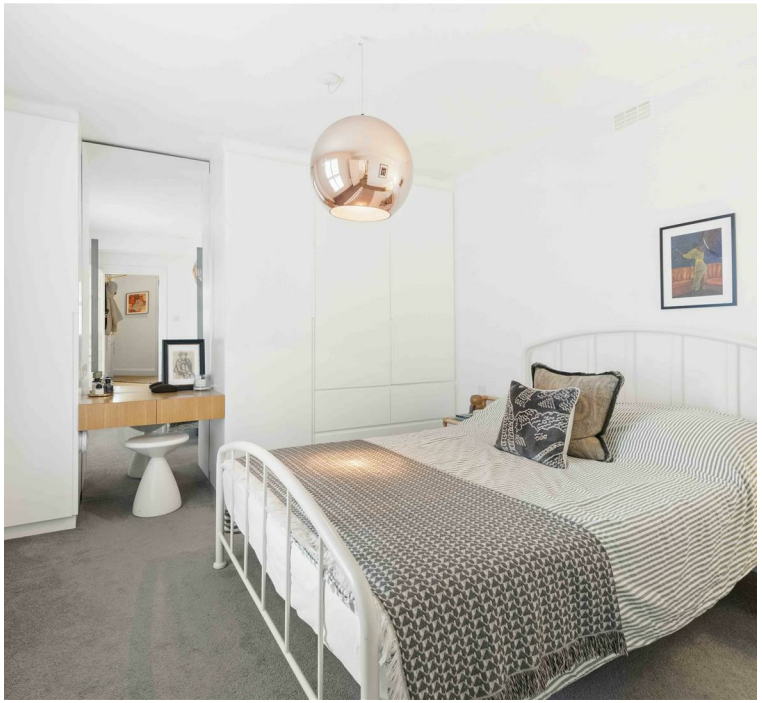
STURGES
LONDON

Fulham Road, Parsons Green

£500,000 Leasehold









- **Characterful 2 Bedroom First Floor Flat**
- **Attractive 19' Reception with High Ceilings/Fireplace**
- **Large Principal Bedroom at the Rear of the Property**
- **2nd Bedroom/Study | Bathroom | Kitchen**
- **Long 150 Year Lease | Approx. 600 Sq Ft**
- **Well Maintained Period Building**
- **Excellent Transport Links | 6 Mins to Parsons Green Station**
- **Located on Sought After "Villagey" Part of Fulham Road**

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LONDON



Fulham Road, Parsons Green

A well presented 2 bedroom flat, offering great charm and character, situated on the first floor of this well maintained converted building located on arguably the most sought after section of the vibrant Fulham Road in Parsons Green.

The property offers a particularly attractive 19'5 x 13 reception room benefiting from high ceilings, a wonderful period marble fireplace and large windows with plantation shutters alongside a well equipped adjacent kitchen. The bedrooms both face the rear of the building, looking on to Rostrevor Mews, with the 2nd bedroom currently utilised as a lovely quiet study and with the large principal bedroom offering extensive built in storage space along with a built in dressing table.

The location of the property on this "villagey" section of the Fulham Road allows literal doorstep access to some of the area's most popular cafes, restaurants and pubs along with easy access to Parsons Green underground station (District Line), a mere 6 minute walk, and some of Fulham's most popular bus routes running along the Fulham Road directly into Central London and the West End.

The property has been a most successful Let property for the current vendor over many years and could be of interest to either Investors, due to its extremely central location, or indeed to a First Time buyer.

Local Authority: London Borough of Hammersmith & Fulham
Council Tax Band: E

Lease: 150 Years
Service Charges: 18% of Annual Costs & Ad Hoc Costs (2025 - approx. £695.44)
Ground Rent: £0 (not applicable)

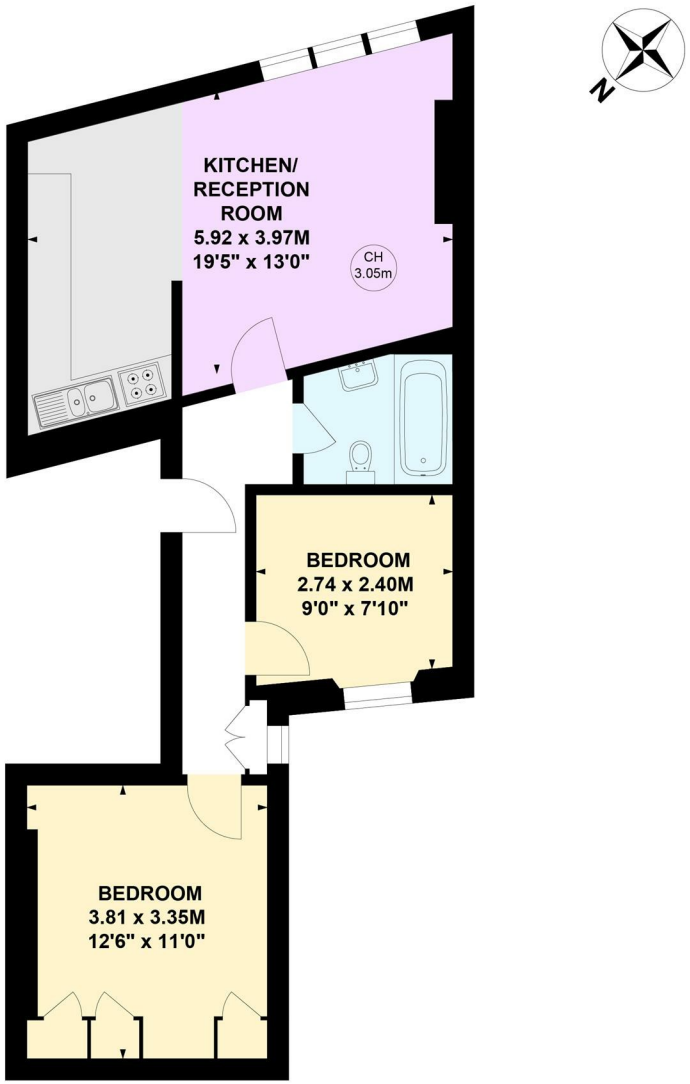
STURGES
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Fulham Road, SW6

Approximate gross internal area

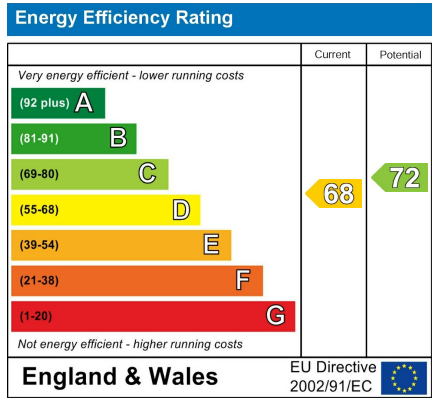
55.74 sq m / 600 sq ft

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.



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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.