



BARCLAY ROAD, SW6 £625,000 FREEHOLD

A fantastic one bedroom garden flat, very well located on Barclay Road, with impressive entertaining space.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat is situated on the lower ground floor spanning just shy of 680 Sq. Ft. There is a semi open plan kitchen and living room with room for a dining table. Doors open out to a large, terraced garden. The good sized double bedroom has plenty of built-in storage and is served by a tiled bathroom.

Barclay Road is Located just off Fulham Broadway with easy access to Eel Brook Common, the flat is very well placed to offer access to the shops, wine bars and restaurants of Fulham Broadway and Parsons Green. Both having District Line (Zone 2) tube stations and various local bus routes.



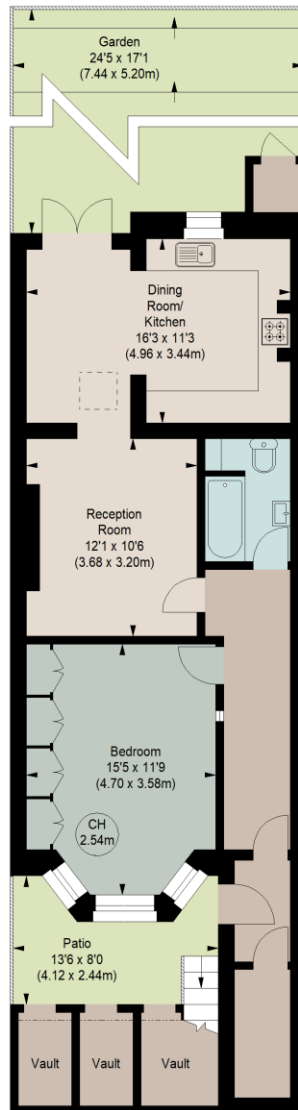


BARCLAY ROAD, SW6

Approximate gross internal area

676 sq ft / 62.80 sq m
(Excluding Vaults)

Key :
CH - Ceiling Height



LOWER GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-59) F (1-20) G <small>Not energy efficient - higher running costs</small>	
78	81
<small>England, Scotland & Wales</small> EU Directive 2002/91/EC	

Tenure: Freehold
Term: n/a
Service Charge: £500 per annum
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.