



NEW KINGS ROAD, SW6

£595,000 LEASEHOLD

An exciting opportunity to acquire a well presented one bedroom first floor flat with a balcony overlooking Parsons Green.

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

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DESCRIPTION:

You enter the property into a spacious hallway, fitted with useful built-in storage. The large double bedroom is located at the front of the flat and benefits from built-in wardrobes and is filled with natural light from a sash window.

Located at the back of the property is the impressive open-plan kitchen and reception room. The modern, well-equipped kitchen enjoys attractive views over Parsons Green, while the spacious reception area features a wall of useful shelving and storage. A large bay window floods the room with natural light and provides lovely views across the green, creating a bright and airy living space. There is also a balcony, offering the perfect spot to relax and enjoy the surroundings.

In the middle of the flat is a large modern family style bathroom to complete the flat.

Situated on New Kings Road, a central Parsons Green position the flat is moments from both the Green and Eel Brook Common with its village atmosphere and array of local shops and restaurants. Further amenities can be found near Parsons Green Station which is under a five minute walk from the flat and gives easy access to Central London via the District line.



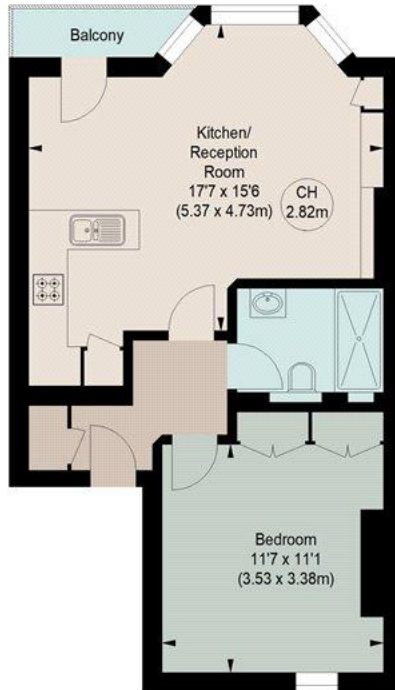


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Approximate gross internal area

487 sq ft / 45.24 sq m

Key :
CH - Ceiling Height



FIRST 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 143 year and 3 months

Service Charge: £0 per annum

Ground Rent: £ 0 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.

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