



BOVINGDON ROAD, SW6
£1,250,000 SHARE OF FREEHOLD

An exciting opportunity to acquire a well-presented two bedroom, two-bathroom split level ground floor flat, spanning 1350 sq. ft., with a large south facing garden in a charming red brick lion house situated within the much sought after Peterborough Estate.

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

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DESCRIPTION:

You enter the flat into a large and welcoming hallway, complete with built-in storage, which leads through to a good-sized reception room. Flooded with natural light from a large window featuring attractive stained glass detailing, the room also boasts a modern gas fireplace, elegant wooden panelling, and wooden flooring, creating a warm and inviting living space.

Towards the rear of the property is a spacious open-plan kitchen and dining room, perfectly designed for both everyday living and entertaining. The dining area features a modern gas fireplace, while the contemporary kitchen is finished to a high standard with a breakfast bar, integrated modern appliances, and ample storage. Sliding doors open onto a beautifully presented southeast-facing patio garden, creating a seamless connection between indoor and outdoor living and providing the perfect setting for entertaining guests or relaxing during the warmer months.

Adjacent to the kitchen is a well-arranged utility room, accessed via a bright side room illuminated by a large skylight, bringing an abundance of natural light into the space.

The lower ground floor is home to two good-sized double bedrooms, both benefiting from built-in storage and served by a stylish family bathroom. This floor also offers excellent additional storage, including generous eaves storage and further built-in cupboards in the hallway.

Bovingdon Road is located between Parsons Green and Fulham Broadway (district line transport links) with Imperial

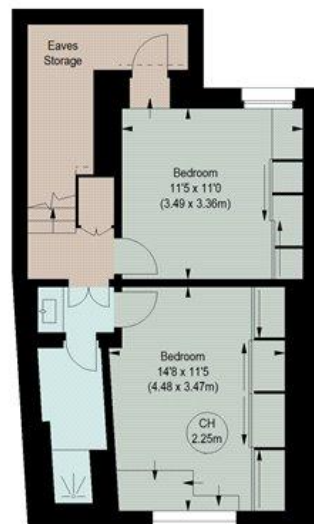




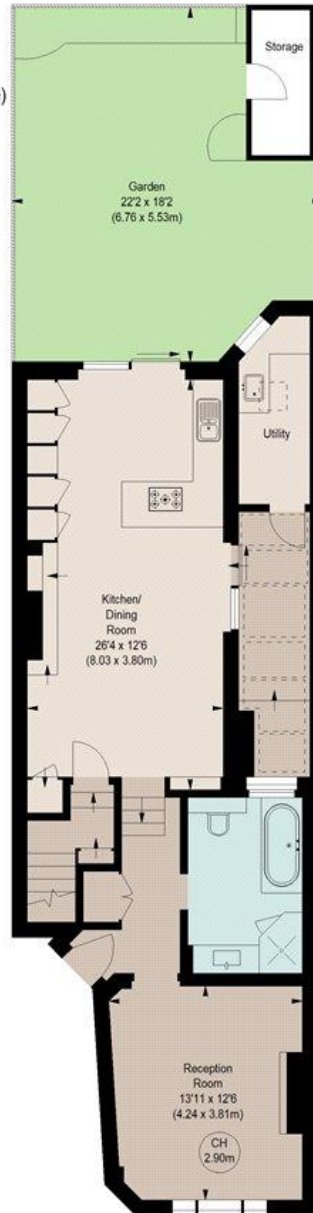
BOVINGDON ROAD, SW6
 Approximate gross internal area
 1350 sq ft / 125.42 sq m
 (Including Eaves Storage & Excluding Outside Storage)
 Eaves Storage
 6.13 sq m / 66 sq ft
 Outside Storage
 3.25 sq m / 35 sq ft



Key :
 CH - Ceiling Height



LOWER GROUND FLOOR
 (44.81 m²)



GROUND FLOOR
 (80.64 m²)

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		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: n/a

Service Charge: £0 per annum

Ground Rent: £0 Annually

Council Tax Band: G

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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