



New Kings Road, SW6
£750,000 *LEASEHOLD*

2  1  1 

A fantastic opportunity to acquire a turn-key two double bedroom second floor flat with a private balcony spanning 642 sq. ft. of well-arranged living space in the heart of Parsons Green.



Fulham & Parsons Green
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DESCRIPTION

You enter this immaculately presented flat on the first floor, where stairs lead up to a spacious hallway offering ample storage. At the front of the property is a large open-plan kitchen and reception room, featuring a beautiful bay window that fills the space with natural light. The kitchen is well-equipped, with plenty of room for a dining area.

To the rear, there are two generously sized double bedrooms, both with built-in wardrobes. One of the bedrooms benefits from French doors opening onto a private balcony. A family-style bathroom completes the property.

The property is being sold with no onward chain.

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.





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

MATERIAL INFORMATION

Tenure: Leasehold

Term: 114 years and 10 months

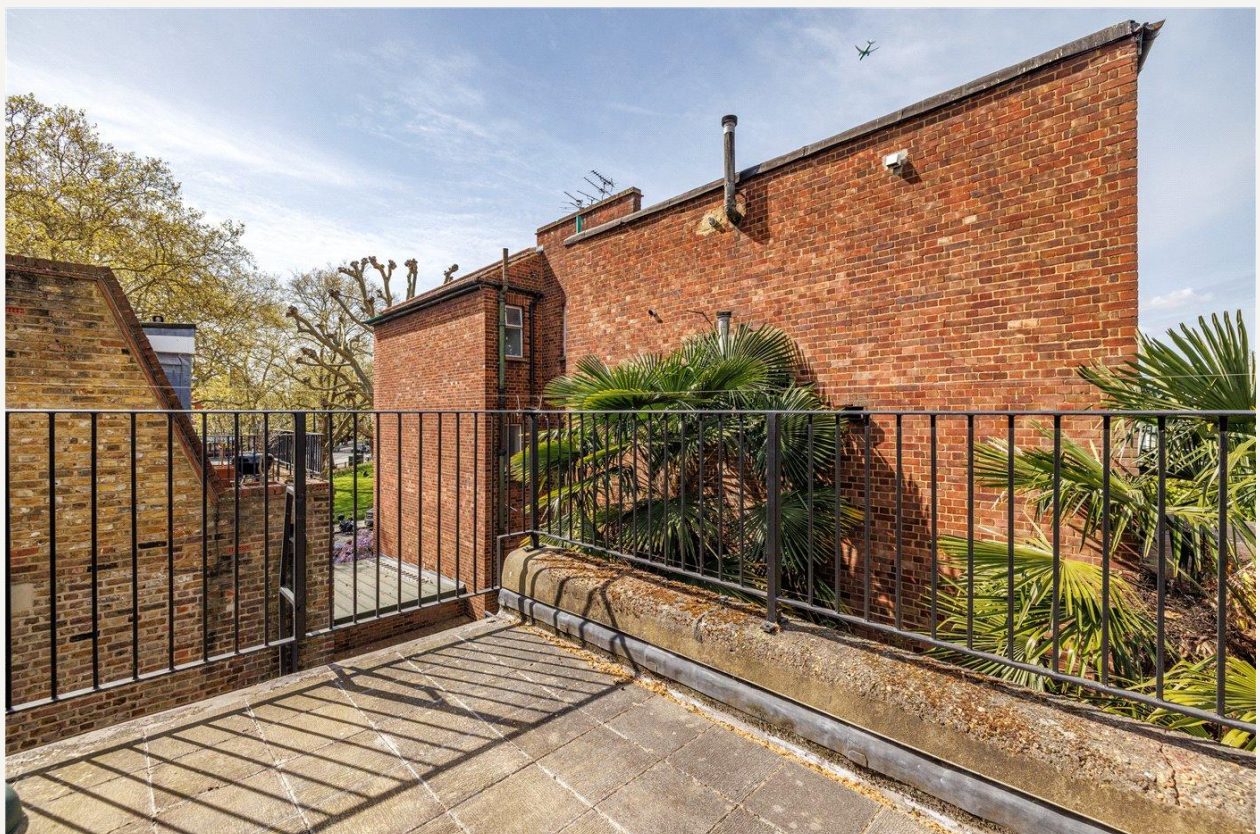
Service Charge: £1,100 approx. (per annum)

Ground Rent: £250 per annum

Council Tax Band: C

EPC rating: C

Is the property listed: Property is not listed



NEW KINGS ROAD, SW6

Approximate gross internal area
642 sq ft / 59.64 sq m



**FIRST FLOOR
ENTRANCE**

SECOND 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.

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