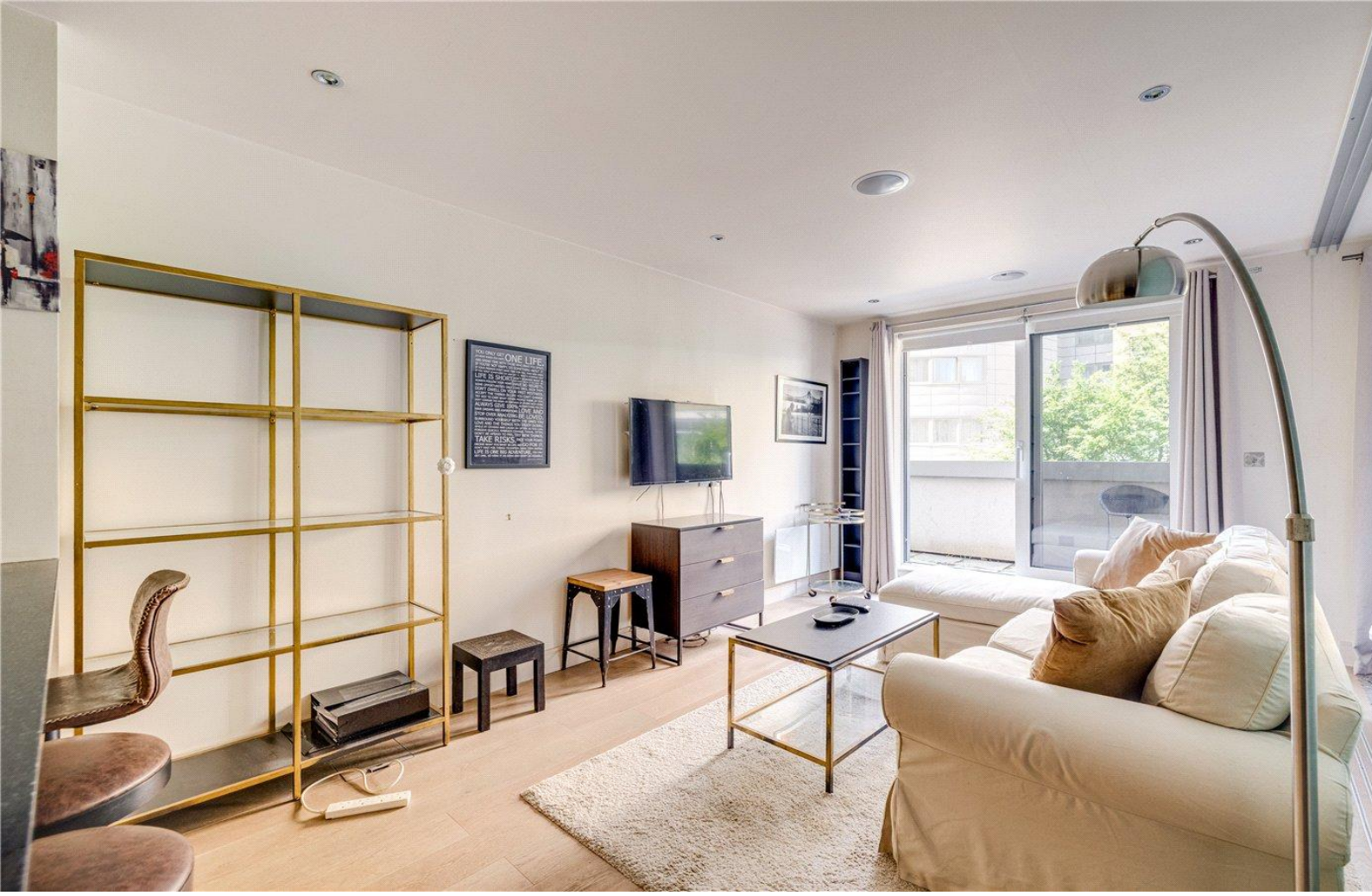

Townmead Road, SW6

£395,000 *LEASEHOLD*

1 1 1

An exciting opportunity to acquire a well-presented Manhattan Studio first floor flat spanning 413 sq. ft. with a private balcony.





Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION

You enter the property into a bright and spacious open-plan kitchen and reception room. The contemporary kitchen is well-appointed and features a stylish breakfast bar, while the reception area is flooded with natural light through large sliding doors opening onto the balcony. The open-plan layout creates a seamless and inviting living space.

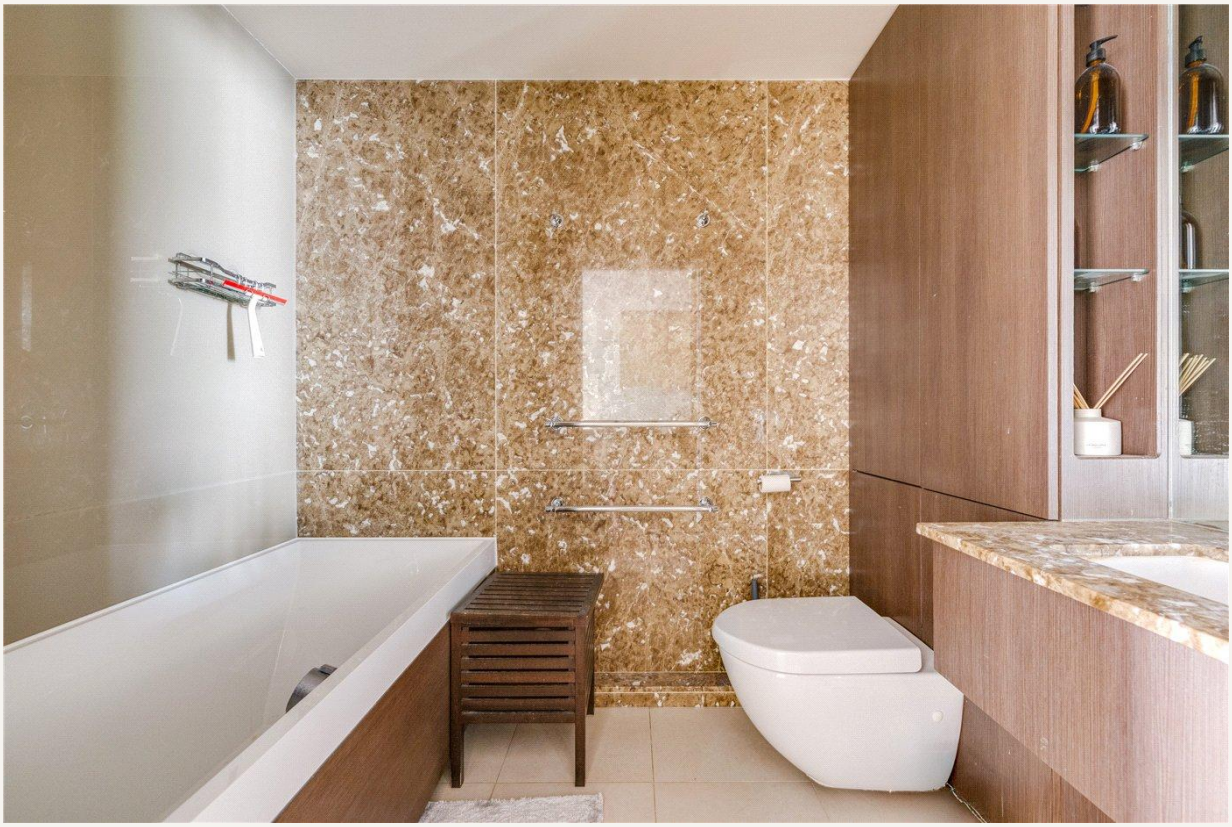
The good-sized double bedroom is situated at the rear of the flat, benefiting from built-in wardrobes and pleasant views over the balcony.

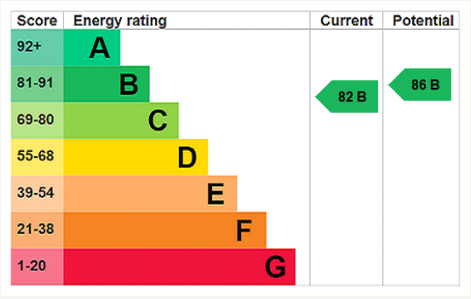
Centrally located within the property is a spacious, modern family bathroom, finished to a high standard.

Octavia House is situated on Townmead Road within the heart of the popular Sands End and is a short walk from Imperial Wharf over ground station. There are several local bus links connecting the property to central London as well as the district tube station at Fulham Broadway and Parsons Green. An array of local restaurants and shops are found on Wandsworth Bridge Road.









MATERIAL INFORMATION

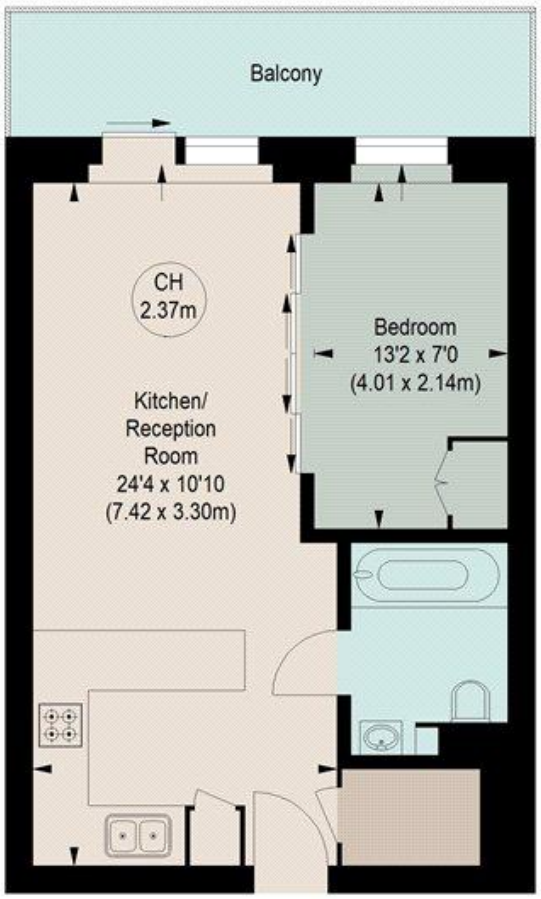
Tenure: Leasehold
Term: 972 years 6 months
Service Charge: £,2646 per annum
Ground Rent: £450
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

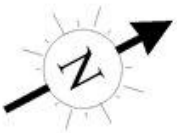


OCTAVIA HOUSE, SW6

Approximate gross internal area
413 sq ft / 38.37 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.

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