



Parsons Green Lane, SW6

£425,000 *LEASEHOLD*



An immaculately presented, well proportioned, split level, one bedroom flat, located in the prestigious and sought-after Parsons Green area.



Fulham & Parsons Green

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DESCRIPTION

You enter the property on the second floor into the good-sized, open-plan, kitchen and reception room, equipped with modern amenities including a dishwasher and induction hob. This leads out onto the private West facing Juliet balcony, with wonderful rooftop views.

Stairs lead you up to the double bedroom which benefits from built-in storage, with two large windows filling the room with light. Also on this floor is a stylish shower room and there is space on the landing for a desk area which is perfect for working from home.

Parsons Green Lane is a highly desirable address in the heart of Fulham, perfectly positioned for the excellent shops, cafés and restaurants surrounding Parsons Green and Fulham Road. The open green spaces of Parsons Green itself, Eel Brook Common and the River Thames are all within easy reach, while excellent transport links are provided by Parsons Green and Fulham Broadway stations (District Line), in addition to a wide range of local bus services.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
Term: 986 years
Service Charge: £2,327 per annum
Ground Rent: £300 per annum
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed



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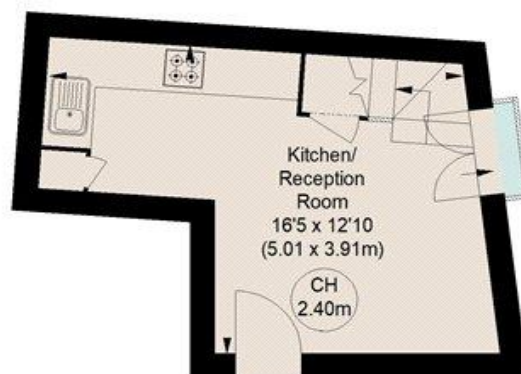
Approximate gross internal area
382 sq ft / 35.49 sq m

Key :
CH - Ceiling Height



THIRD FLOOR

(19.23 m²)



SECOND FLOOR

(16.28 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.

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