



Grimston Road, SW6

£600,000 *FREEHOLD*

2  1  1 

A super two double bedroom garden flat that spanning across 694 sq. ft on Grimston Road, in the sought after Hurlingham area.



Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

This well-presented garden flat provides ample room for comfortable living and entertaining. You enter the property on the ground floor into a spacious hallway that leads to the light and bright reception room, fitted with an original fireplace and built-in display cabinets. The spacious kitchen has room for a dining table and leads onto the private large patio garden.

There are two large double bedrooms located to the rear of the property which are served by the family bathroom.

There is a cellar accessed from the hallway that provides additional storage. The property is being sold with no onward chain and the freehold.

Grimston Road is a peaceful residential street located in the heart of Fulham, within easy reach of the shops, cafés and amenities of Fulham Road and New Kings Road. Excellent transport links are nearby, with Parsons Green and Fulham Broadway stations both within walking distance, as well as a very short stroll to Hurlingham and Bishops Park.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: E

EPC rating: D

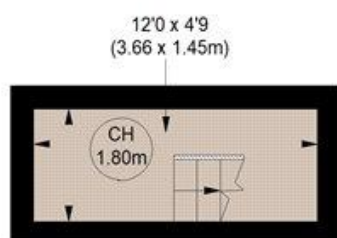
Is the property listed: Property is not listed



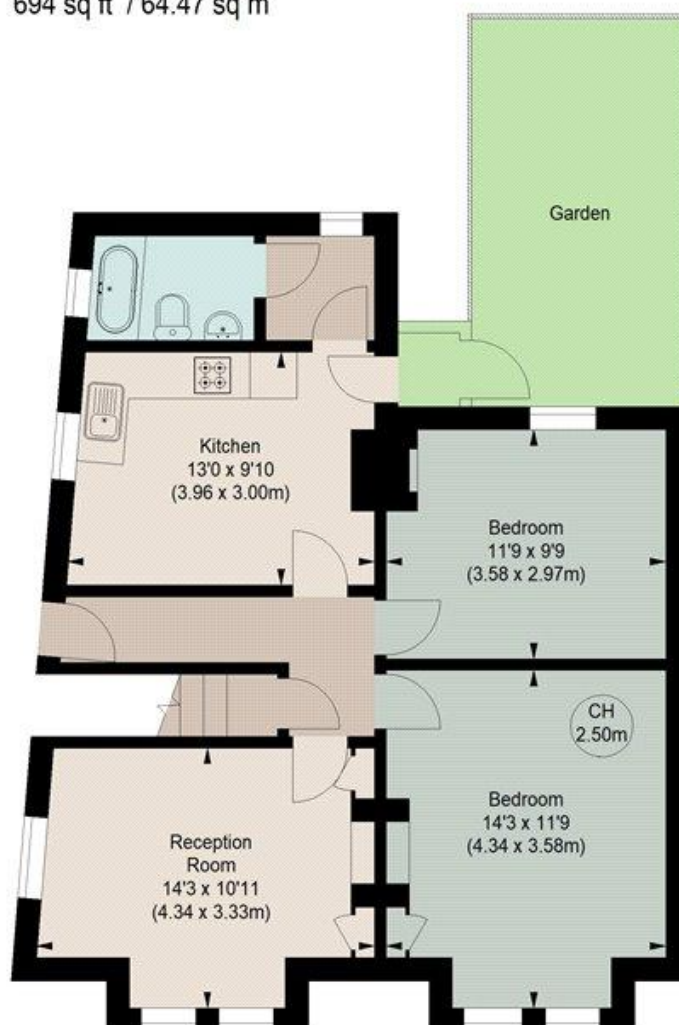
GRIMSTON ROAD

Approximate gross internal area
694 sq ft / 64.47 sq m

Key :
CH - Ceiling Height



CELLAR



GROUND 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.

Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.