

Margravine Gardens, W6

2 1 1

£595,000 *LEASEHOLD*

## A fantastic opportunity to acquire a well-presented two double bedroom garden flat spread across 703 sq. ft. of well arranged living space in Margravine Gardens.





**Fulham & Parsons Green**

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## DESCRIPTION

You enter the property via a private front entrance, which opens into a spacious hallway complete with ample built-in storage.

At the front of the property is a large double bedroom, featuring built-in wardrobes and beautiful natural light streaming through the large sash windows. A second good-sized bedroom is positioned centrally within the flat and is also filled with natural light, with views and access towards the patio. Both bedrooms are served by a well-appointed family-style shower room.

To the rear of the property, you'll find a bright and sociable open-plan kitchen and reception room, complete with a dedicated dining area. The well-equipped kitchen flows seamlessly into the living space, and with sliding doors opening onto a generous 19ft garden, the room effortlessly blends indoor and outdoor living—perfect for entertaining or enjoying quieter moments at home.

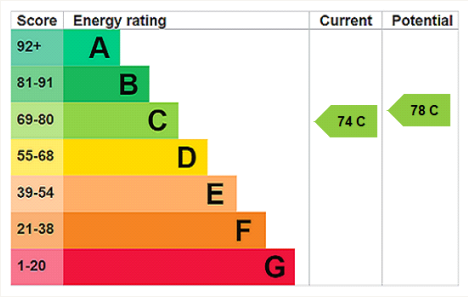
The flat also qualifies for residents tickets to Queens Club.

Margravine Gardens is located in the heart of Barons Court and is a short walk from the local amenities of Palliser Road and Queens Club. Wider amenities can be found on the nearby North End Road, and the Curtains Up pub is a small stroll away along with the renowned butcher HG Walter.








## MATERIAL INFORMATION

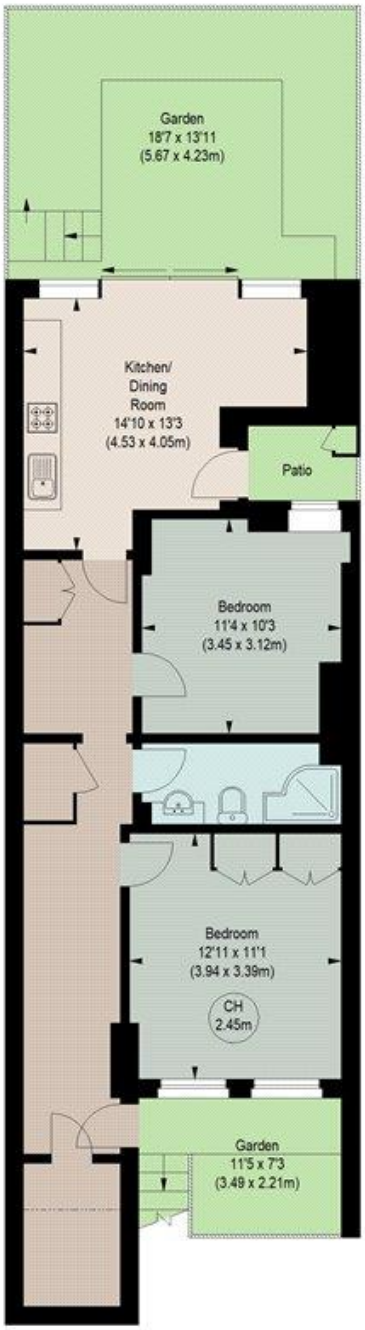
**Tenure:** Leasehold
**Term:** 109 years and 10 months
**Service Charge:** N/A
**Ground Rent:** N/A
**Council Tax Band:** C
**EPC rating:** C
**Is the property listed:** Property is not listed



# MARGRAVINE GARDENS, W6

Approximate gross internal area
703 sq ft / 65.31 sq m

Key :
CH - Ceiling Height







**LOWER 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.

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