



WHITTINGSTALL ROAD, SW6

£995,000 LEASEHOLD

An exciting opportunity to acquire a beautifully presented two-bedroom, two-bathroom flat spanning 1,184 sq. ft., with a private patio garden and courtyard on Whittingstall Road, being sold with no onward chain.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

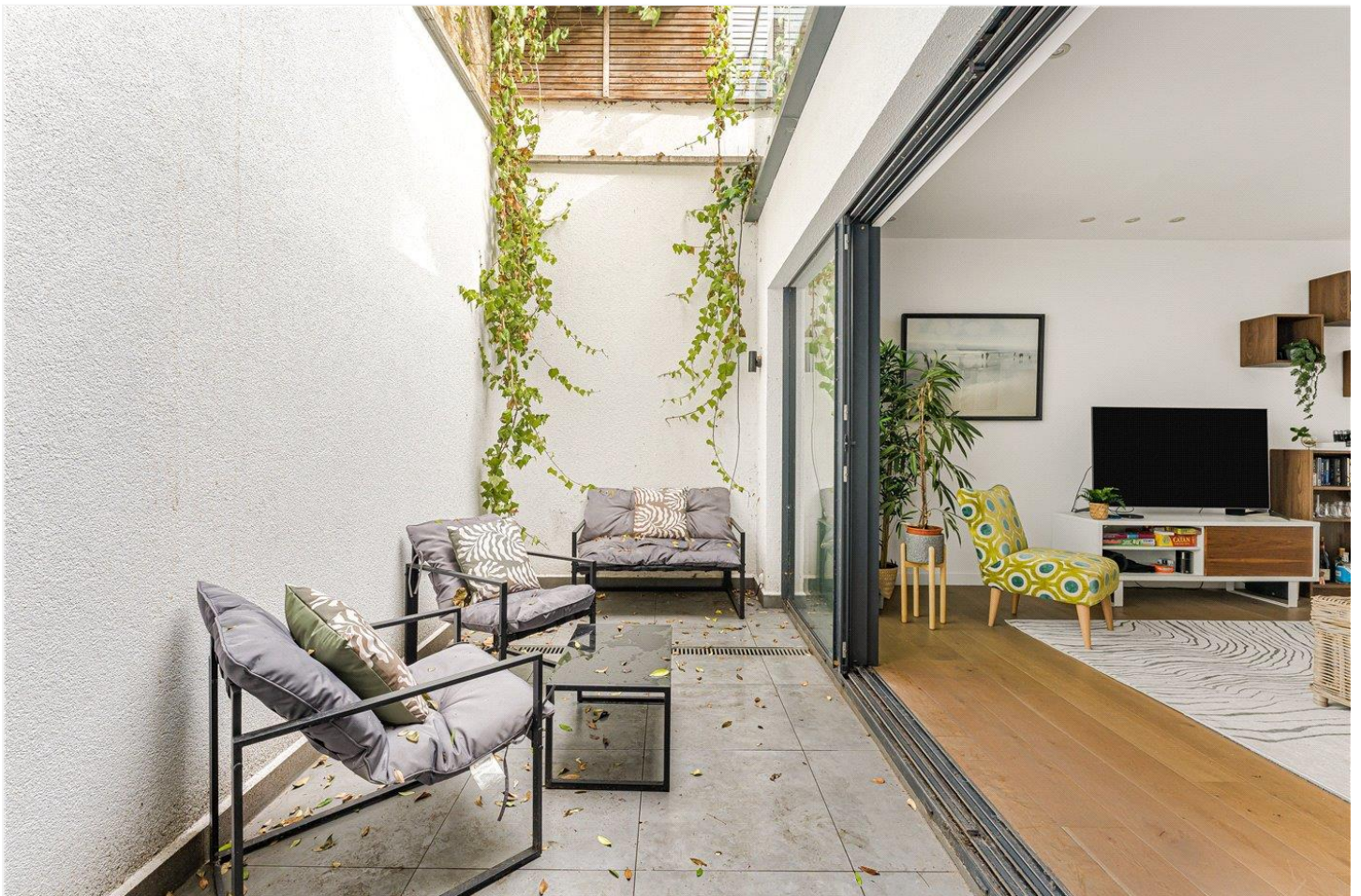
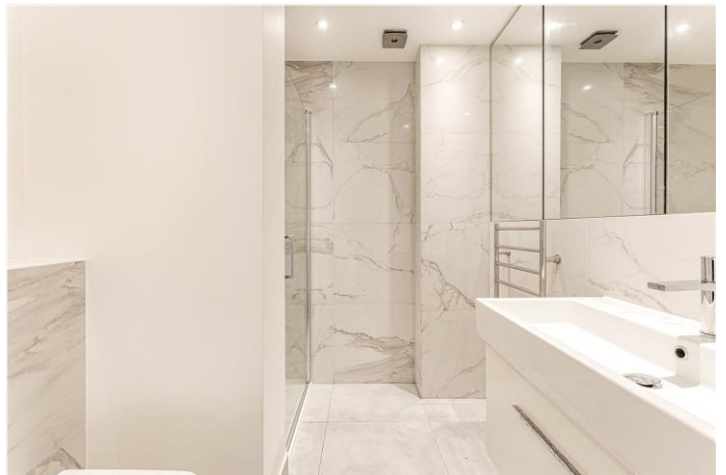
The property is entered on the ground floor, with stairs leading down to the lower ground floor, where a spacious hallway provides useful understair storage and leads through to an impressive open-plan kitchen and reception room. The modern, well-appointed kitchen features a central island, ample worktop space and plenty of storage, while the generous reception area offers ample room for both comfortable seating and a dedicated dining area, making it an ideal space for entertaining.

The reception room is flooded with natural light from large windows overlooking the patio garden and courtyard, creating a bright and inviting atmosphere. Both outdoor spaces provide a wonderful extension of the living area, offering a seamless blend of indoor and outdoor living and the perfect setting for alfresco dining, entertaining or simply relaxing.

At the front of the property are two good-sized double bedrooms, both benefiting from built-in wardrobes and their own en-suite bathrooms, providing excellent accommodation with a sense of comfort and privacy throughout.

Whittingstall Road is an excellent location to live, having access to wonderful and extensive amenities that the vibrant Parson Green area has to offer. There are a range of shops and restaurants on the Fulham Road. You are a few minutes' walk to Parsons Green underground station and there are excellent bus links to central London. Fulham Broadway is also a close with its cinema complex, gym and further amenities.





Whittingstall Rd, SW6

Approximate Gross Internal Area
109.97 sq m / 1184 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 92 year and 11 months

Service Charge: £3,475 per annum

Ground Rent: £500 Annually

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

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.