



PETERBOROUGH VILLAS, SW6

£450,000 LEASEHOLD

A fantastic opportunity to purchase this unmodernised, spacious one bedroom, one bathroom, flat spanning 701 sq. ft, well-located just moments from Eel Brook Common in Fulham being sold with no onward chain.

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

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DESCRIPTION:

The flat, located on the top floor of Peterborough Villas, consists of a spacious open plan kitchen and living space, perfect for entertaining. There is access to a (non-demised) terrace from the bedroom. The bathroom is adjacent to the bedroom and there are two storage cupboards on the landing. There is a shared garden on the ground floor to the rear of the property.

Peterborough Villas is a well-kept mansion block situated at the most northern point of Bagleys Lane and is a short walk from both Fulham Broadway and Parsons Green tube station. The green expanse of Eel Brook Common is within immediate access as well as being close to an extensive array of shops and restaurants on the New Kings Road. The 22 bus route connects the property to Central London and neighbouring Chelsea.





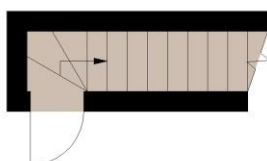
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Key :
CH - Ceiling Height

Approximate gross internal area
701 sq ft / 65.12 sq m



THIRD FLOOR



SECOND FLOOR ENTRANCE

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.

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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 82 year and 10 months

Service Charge: £300 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: D

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.

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