





ST. MAUR ROAD, SW6

£799,950 LEASEHOLD

An exciting opportunity to purchase a two bedroom ground floor flat spanning 825 sq. ft., with a large 17ft southwest facing garden in Parson's Green.

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

Winkworth

for every step...



DESCRIPTION:

You enter the property into a welcoming hallway, which leads through to two good-sized double bedrooms. Positioned at the front of the flat, the principal bedroom enjoys a large bay window that fills the room with natural light, along with built-in wardrobes and the benefit of an en-suite shower room. The second double bedroom also features built-in wardrobes and overlooks a small, private lightwell.

To the rear of the property is a spacious reception room, centred around an attractive fireplace and offering ample space for both relaxing and dining. French doors open directly onto the private garden, creating a seamless connection between the indoor and outdoor spaces. Neatly tucked away to the side of the reception room is the well-appointed kitchen, while a separate family bathroom completes the accommodation.

St. Maur Road is a popular road located to the south of Fulham Road and is within a stone's throw to the incredible selection of local independent shops, bars and restaurants found on both Fulham Road and New Kings Road, Parsons Green Station is approximately a five minutes' walk away, along with the open spaces of Parsons Green.











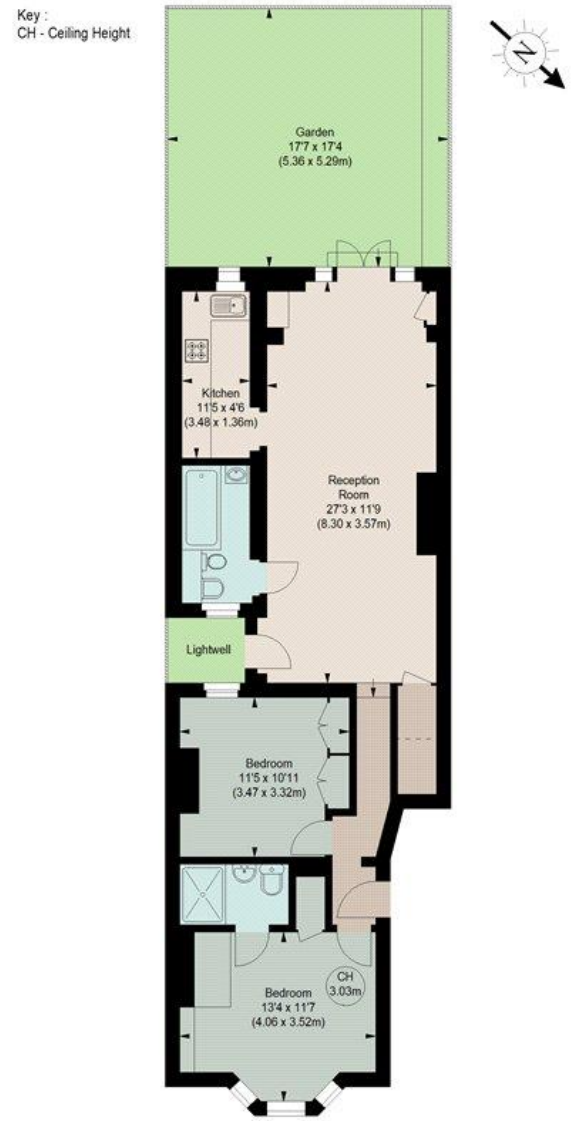




ST MAUR ROAD, SW6

Approximate gross internal area

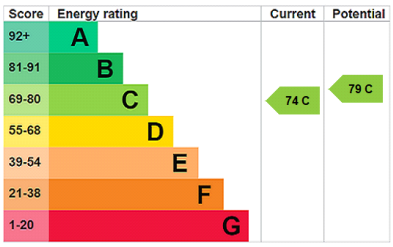
825 sq ft / 76.64 sq m



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.

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.



Tenure: Leasehold

Term: 86 year and 8 months

Service Charge: £661.94 (subject to increase)

Ground Rent: Included in the service charge

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.

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.