



Crabtree Hall, W6

£325,000 *LEASEHOLD*

1  1  1 

A well-proportioned one/two-bedroom flat on the second floor of Crabtree Hall, offering approximately 333 sq ft (30.94 sq m) of accommodation and excellent potential for modernisation.



Fulham & Parsons Green

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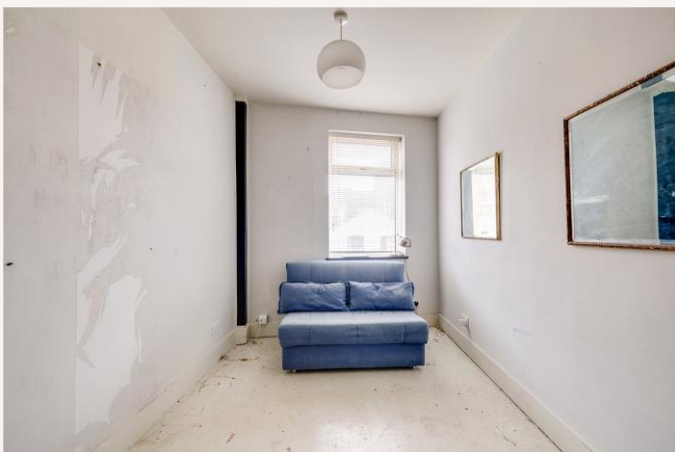


#### DESCRIPTION

The property comprises an entrance hall leading to either two separate bedrooms, or a bedroom and reception room, a bathroom and a particularly generous kitchen/dining room.

The flat would benefit from updating throughout, providing an opportunity for a purchaser to modernise and personalise the accommodation to their own taste.

Situated within the established Crabtree Hall development, the property is conveniently located for the amenities, shops, cafés and restaurants of Fulham, Hammersmith and the surrounding SW6 area, with excellent transport links providing access to Central London.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 66 D      |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 170 years

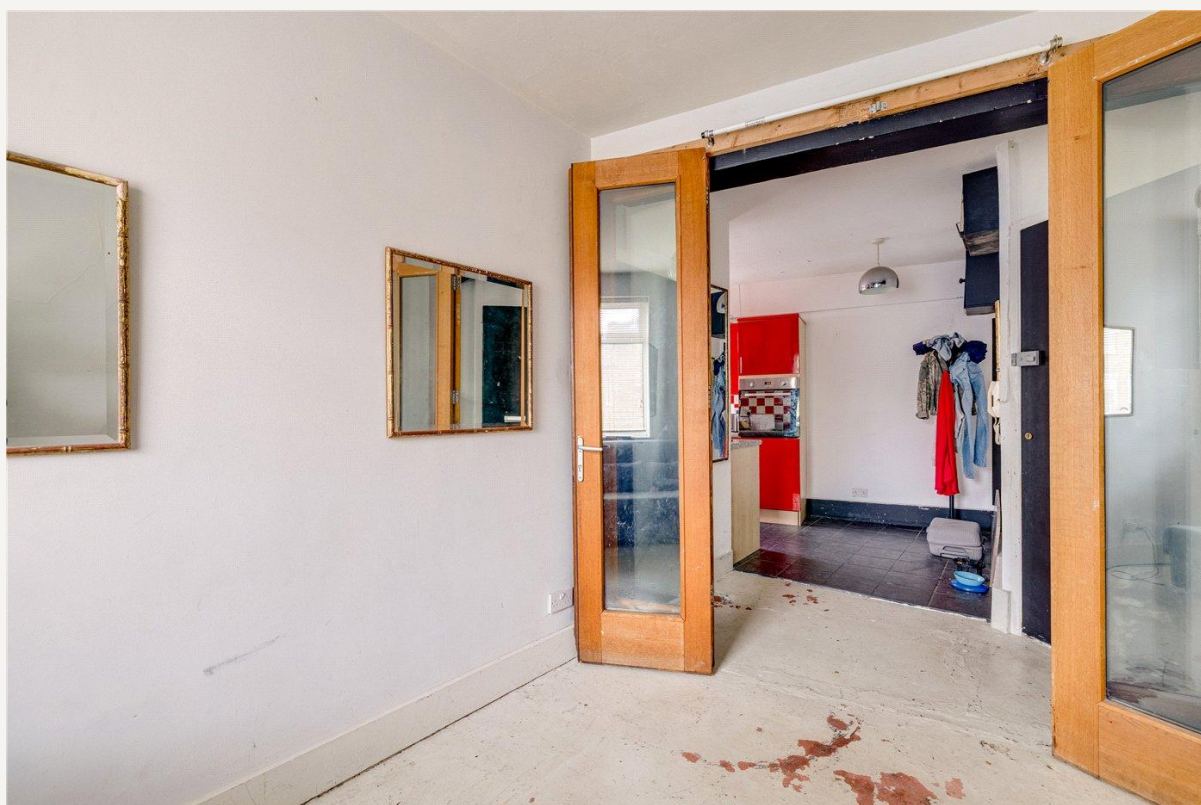
**Service Charge:** £2026

**Ground Rent:** £60

**Council Tax Band:** C

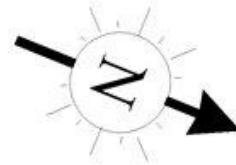
**EPC rating:** E

**Is the property listed:** Property is not listed

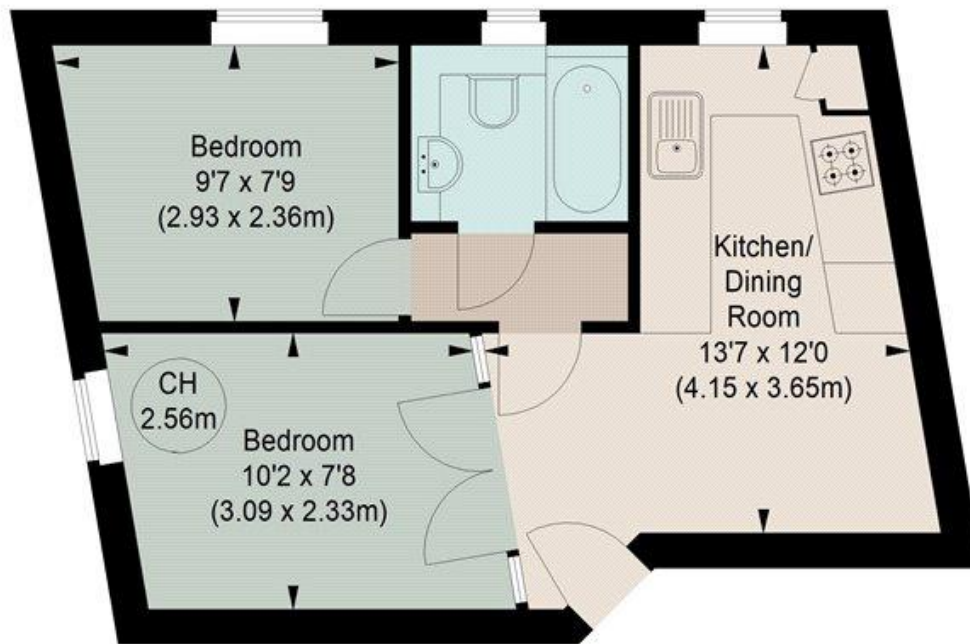


## CRABTREE HALL, W6

Approximate gross internal area  
333 sq ft / 30.94 sq m



Key :  
CH - Ceiling Height



### SECOND 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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