



**RADIPOLE ROAD, SW6**

**£850,000 SHARE OF FREEHOLD**

A rare opportunity to purchase this charming, two double bedroom, split level, period flat, with potential to extend (Subject to the usual planning consents) located on this popular street just off the Fulham Road within easy walking distance of Parsons Green, being sold with a share of the freehold.

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



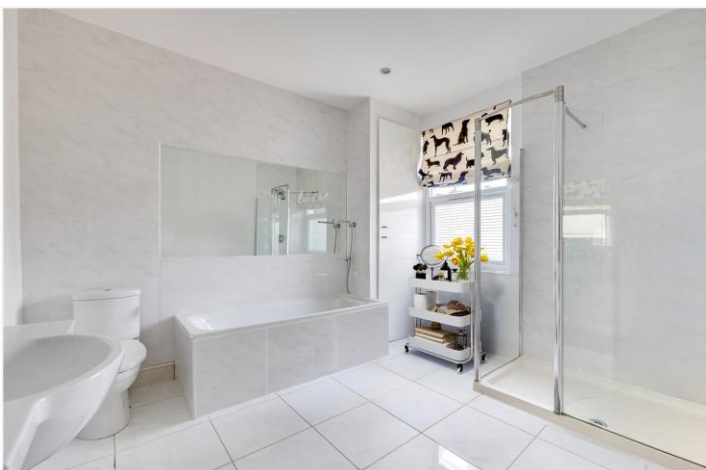


## DESCRIPTION:

The property spans over two floors. On the first floor there are two good sized double bedrooms, one which benefits from a walk-in wardrobe. There is a shared large family bathroom on this floor that has a separate bath and shower.

The second floor benefits from a light and bright reception/kitchen room with doors leading out to a balcony. There is potential to extend the property on this floor to create a further bedroom and roof terrace. The property is being sold with no onward chain.

Radipole Road is a much sought after road located off the Fulham Road and is moments from the large selection of independent shops, cafes, restaurants and bars on both Fulham Road and Parsons Green. Parsons Green Tube is a few minutes' walk away, along with the numerous bus routes found on Fulham and New Kings Road.



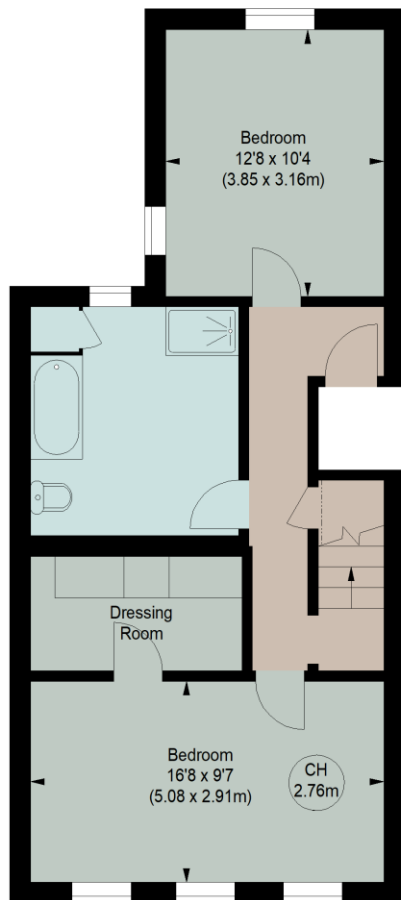






## RADIPOLE ROAD, SW6

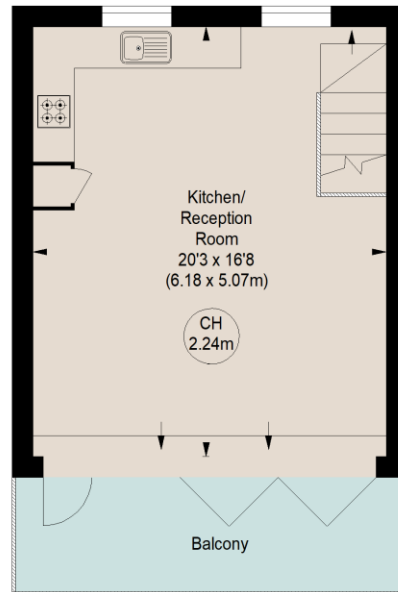
Approximate gross internal area  
914 sq ft / 84.91 sq m



### SECOND FLOOR

(53.28 m²)

Key :  
CH - Ceiling Height



### THIRD FLOOR

(31.62 m²)

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		81 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 961 year and 11 months

**Service Charge:** £0

**Ground Rent:** £0 Annually

**Council Tax Band:** F

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.