



CRABTREE LANE, SW6
£575,000 SHARE OF FREEHOLD

A charming two bedroom, garden flat, conveniently located by the River Thames, with potential to extend (subject to planning permission).

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

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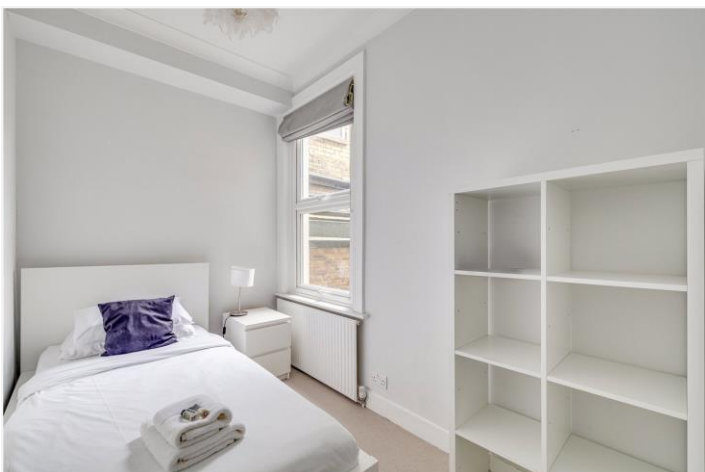
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DESCRIPTION:

This property offers a wonderful open-plan kitchen/dining room with large windows, ample space for dining and an abundance of natural light. The modern kitchen is well equipped with door to ceiling units providing ample storage. There are sliding doors that lead out on to a private walled garden. At the front of the property is the principal bedroom which is a large double, featuring a bay window and good built-in wardrobes. The second double bedroom, again benefit's from further built in storage, and both are served by a modern family bathroom. There is potential to extend into the side return STPP.

Crabtree Lane is situated in the heart of the Crabtree Estate and is a wonderfully quiet residential area by the Thames Path. Close by there are excellent pubs/restaurants including The Crabtree and the ever popular Riverside Café. The property is well connected to Central and South London via several bus routes running down Fulham Palace Road and the nearby tube station at Hammersmith (Piccadilly, District and Hammersmith and City line).



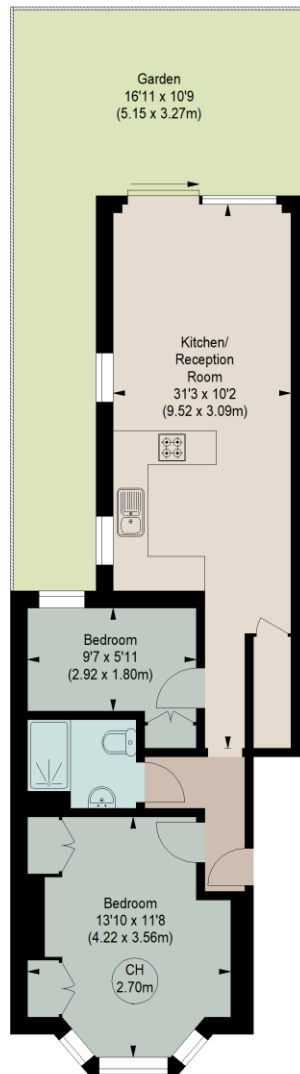


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Approximate gross internal area

557 sq ft / 51.75 sq m

Key :
CH - Ceiling Height



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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