



Chesilton Road, SW6

£799,950 *Leasehold*

2  1  1 

An inviting and well-presented two bedroom garden flat, arranged across the lower ground floor of a period property on Chesilton Road, offering the rare benefit of a substantial 28 ft. private southwest facing garden.



Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

You enter through a welcoming hallway which leads you to the heart of the property. Here lies a spacious reception room, ideal for both relaxing and entertaining. The kitchen sits adjacent to the open planned reception room providing ample open space. The reception room has a large bay window that floods the room with natural light. The modern kitchen is well equipped and has plenty of storage and worktop space as well as room for a dining table.

To the rear of the property are two double bedrooms both with access to the private garden through sliding doors. A modern family bathroom is conveniently located in the centre of the flat, fitted with a shower and bath.

Chesilton Road is located to the North of Fulham Road and boasts quick and easy access to the boutique shops, cafes, bars and restaurants on Fulham Road and Parsons Green. The nearest tube station is Parsons Green (District Line) and there are numerous bus routes nearby. Chesilton Road has the choice of many wonderful schools and nurseries close by.

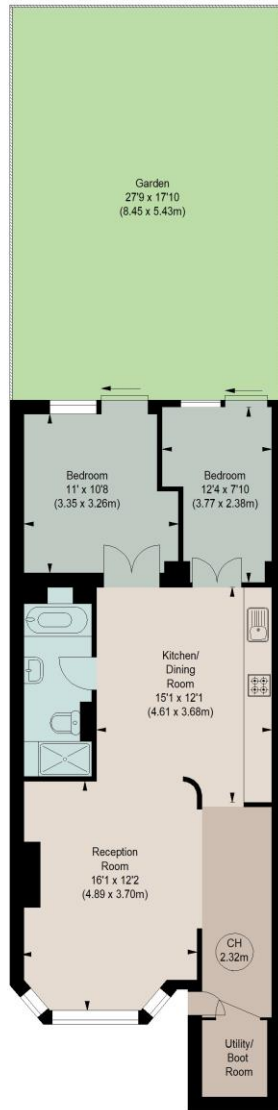




CHESILTON ROAD, SW6

Approximate gross internal area
750 sq ft / 69.68 sq m

Key :
CH - Ceiling Height



LOWER 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.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 97 year and 9 months
Service Charge: £0 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

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.