



NEW KINGS ROAD, SW6

£850,000 LEASEHOLD

An exciting opportunity to acquire a beautifully presented three bedroom maisonette, with a separate study/fourth bedroom, arranged over two spacious levels and extending to approximately 1,403 sq. ft., enviably located on New Kings Road in the heart of prime Parsons Green, with views over Eel Brook Common and with potential to add a roof terrace (STTP).

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

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DESCRIPTION:

The property is entered on the ground floor, with a staircase leading to the first floor and a generous, welcoming hallway. A useful half landing provides additional storage before opening into the excellently proportioned living area.

At the heart of the home is an impressive open-plan kitchen and reception room, flooded with natural light and offering an excellent sense of space. The room features high ceilings of approximately 2.63m, large sash windows and beautiful natural wooden flooring, creating a bright and inviting setting for both everyday living and entertaining. The sleek, contemporary kitchen is thoughtfully designed with ample storage and workspace, alongside plenty of room for a dining area.

Also positioned on the first floor is a good-sized bedroom with built-in wardrobes, complemented by a separate guest cloakroom.

The second floor provides three further generously proportioned double bedrooms, each benefiting from built-in wardrobes. These bedrooms are served by a stylish and modern family bathroom, while the landing offers further useful storage.





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Approximate gross internal area
1403 sq ft / 130.34 sq m



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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 102 years

Service Charge: £0 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band:

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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