



PETLEY ROAD, W6

£850,000 SHARE OF FREEHOLD

A simply exquisite split-level two bedroom, two bathroom apartment spread across 1085 sq. ft. in the prestigious Crabtree Estate conservation area.

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DESCRIPTION:

Having undergone a complete programme of meticulous extension and refurbishment, this exceptional property is presented to the market in excellent condition throughout, offering the opportunity to acquire the perfect turn-key home in a prime location.

You enter on the ground floor to stairs leading to the first floor which comprises the principal bedroom benefiting from built-in storage, a Juliet balcony, and an ensuite shower-room. There is a further double bedroom, which also benefits from built-in wardrobes and is served by a second shower-room.

At the front of the apartment is a spacious reception room with solid wooden flooring and large French windows with plantation shutters and a large bay window. There are steps leading up to the mezzanine level where there is a modern open-plan kitchen and dining area. The stylish kitchen boasts top of the range appliances and there is good storage throughout.

The apartment is flooded with natural light throughout and would make the perfect home for a couple, small family or single occupant looking for a little extra space.

Petley Road is a desirable residential street conveniently positioned between Fulham Palace Road and the River Thames. The green spaces of Bishops Park and the riverside walk are within easy reach, along with an excellent selection of local shops, cafés, and restaurants. Nearby transport links include Hammersmith and Barons Court Underground stations (District, Piccadilly, and Hammersmith & City lines), providing swift access to the West End, the City, and Heathrow Airport.





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Approximate gross internal area

1085 sq ft / 100.80 sq m

(Including Void)

Void

122 sq ft / 11.33 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.
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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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 978 years

Service Charge: £0 per annum

Ground Rent: Peppercorn

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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