



RYLSTON ROAD, SW6

£695,000 SHARE OF FREEHOLD

An excellent opportunity to acquire this beautifully presented, well-proportioned three double bedroom, two-bathroom, split level flat, spanning 1,017 sq. ft, on Rylston Road.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The property is arranged on the first and second floor of this well-maintained Victorian terraced house. On the first floor at the front of the house is a generously proportioned reception room, filled with natural light, and high ceilings, offering an inviting space for relaxing or entertaining. Adjacent to this is a modern eat-in kitchen, equipped with contemporary appliances, creating a practical and stylish cooking space. Towards the rear of the property is a double bedroom fitted with built-in wardrobes. A centrally located guest cloakroom completes the layout on this floor.

The second floor comprises two further double bedrooms. The principal bedroom in the loft is particularly spacious and benefits from excellent built-in wardrobes and additional eaves storage as well as an en-suite shower room. It is also fitted with a Juliette balcony overlooking the rear of the property. Also on this floor is the second double bedroom and a modern family style bathroom. The property is being sold with a share of the freehold and no onward chain.

Positioned on a desirable residential street, Rylston Road offers convenient access to the green spaces of Normand Park and Lillie Road Recreation Ground, as well as local amenities including independent shops, cafes, and restaurants on Fulham Palace Road and Munster Road. Excellent transport connections are close by, with both Parsons Green and Barons Court (District Line and Piccadilly Line) stations within easy reach, offering swift access to Central London.





RYLSTON ROAD, SW6

Approximate gross internal area

1017 sq ft / 94.48 sq m

(Including Eaves Storage)

Eaves Storage

61 sq ft / 5.67 sq m

Key :
CH - Ceiling Height



FIRST FLOOR

SECOND 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	70 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: E

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.