



Petley Road, W6

£525,000 *Freehold*



A well-proportioned one bedroom flat with a garden, arranged over the ground floor of this attractive period property on Petley Road, with potential to extend into the side return and being sold with the freehold.



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DESCRIPTION:

The property is accessed via its own front door, opening into a central hallway leading through to a spacious kitchen and dining room at the rear. This area provides direct access onto a shared garden, offering excellent potential to create an inviting outdoor space for entertaining or relaxing. Beyond the garden, a useful workshop provides additional storage.

The flat features a double bedroom, with built-in wardrobes. The separate sitting room is to the front of the property offers a bay window bringing natural light to the room. At the rear of the property there is a family style bathroom.

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.



PETLEY ROAD, SW6

Approximate gross internal area

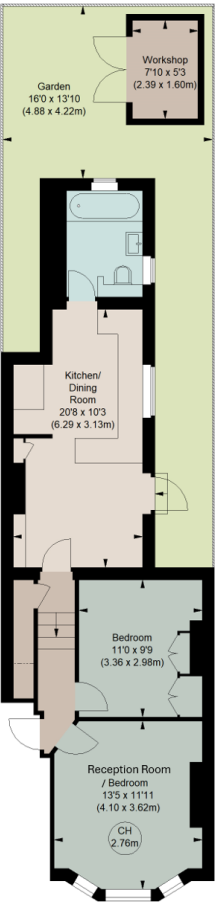
601 sq ft / 55.83 sq m

(Excluding Workshop)

Workshop

41 sq ft / 3.81 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: 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.