



WANDSWORTH BRIDGE ROAD, SW6
£875,000 SHARE OF FREEHOLD

A fantastic opportunity to acquire a superb two bedroom ground floor flat spanning 1098 sq. ft. with a private east facing garden.

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

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DESCRIPTION:

You enter the property into a welcoming hallway, which leads through to two good-sized double bedrooms, both benefiting from built-in wardrobes. The front bedroom enjoys excellent natural light through its large window, while the second bedroom offers direct access to the private garden, creating a peaceful retreat.

A spacious, modern family bathroom, fitted with a shower, is conveniently positioned to serve both bedrooms and the ground floor.

To the front of the property is an impressive open-plan kitchen and reception room. The contemporary kitchen is well-equipped and centred around a stylish island, making it ideal for both everyday living and entertaining. The generous reception area is flooded with natural light from the garden, creating a bright and inviting atmosphere, with ample space for both relaxing and a dedicated dining area.

The lower ground floor is home to a multi-purpose room, complete with built-in storage, and an adjacent shower room. The hallway on this level also benefits from additional built-in storage, adding to the practicality of the home.

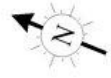
Positioned at the Northern end of Wandsworth Bridge Road, which runs through the heart of Fulham, the flat is a short walk away from Parsons Green, Fulham Broadway and the green expanse of Eel Brook Common. This flat is spoilt for choice of delis, independent coffee shops and restaurants on Wandsworth Bridge Road as well as close by connections the central London via the District Line and bus services.



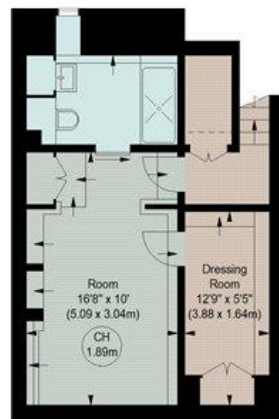


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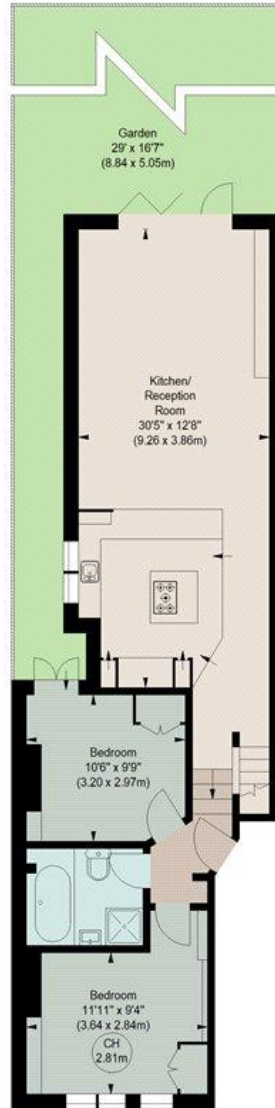
Approximate gross internal area
1098 sq ft / 102.00 sq m



Key :
CH - Ceiling Height



LOWER GROUND FLOOR
(34.05 m²)



GROUND FLOOR
(67.95 m²)

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	73 C	77 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.

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