



Munster Road, SW6

£450,000 *Leasehold*



A fantastic opportunity to acquire this well-arranged 522 sq. ft. two-bedroom flat, ideally located in the heart of Fulham.



Fulham & Parsons Green

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### DESCRIPTION

The property is entered on the second floor and consists of a light and bright open-plan kitchen and reception room, fitted with modern amenities. There is a family-style bathroom that serves the two double bedrooms found towards the rear of the property. Both bedrooms are well sized, and one has built-in wardrobes, with both overlooking the rear of the property.

The flat is located moments from a variety of shops and cafés on Munster Road and Fulham Road. Bishop's Park and the River Walk are within walking distance, along with the green open spaces of Hurlingham Park. The closest underground station is Parsons Green (District Line), and there are good bus routes into the City and West End.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 108 years

**Service Charge:** N/A

**Building Insurance:** £525 per annum. Subject to change.

**Ground Rent:** £100 per annum

**Council Tax Band:** D

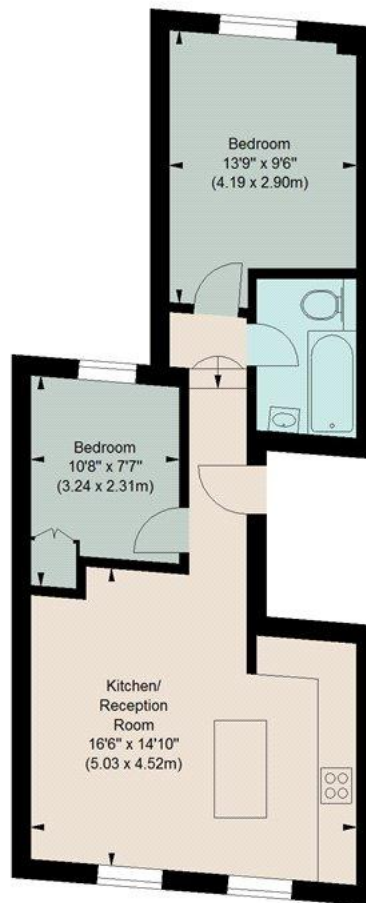
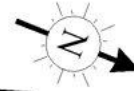
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/FUP250427>

## MUNSTER ROAD, SW6

Approximate gross internal area

522 sq ft / 48.49 sq m



### 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 be 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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