



ALLESTREE ROAD, SW6

**£850,000 SHARE OF FREEHOLD**

An excellent opportunity to acquire this beautifully presented, well-proportioned three double bedroom, two bathroom, split level flat, spanning 1,005 sq. ft, on Allestree Road.

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## 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 featuring a charming gas fire, offering an inviting space for relaxing or entertaining. Adjacent to this lies a bright double bedroom, complete with built-in storage. To the rear, there is a modern eat-in kitchen, equipped with contemporary appliances, creating a practical and stylish cooking space. A centrally located bathroom completes the layout on this floor.

The second floor comprises two further double bedrooms and an additional bathroom. The principal bedroom in the loft is particularly spacious and benefits from excellent storage including access to the eaves. It is also fitted with a Juliette balcony overlooking the rear of the property. The property is being sold with a share of the freehold and no onward chain.

Allestree Road is situated just off the Munster Road, offering convenient access to both Fulham Broadway and Parsons Green. The location is well-served by local amenities, including cafés, restaurants, and boutique shops, as well as excellent transport links via the District Line and nearby bus routes. Green open spaces such as Bishops Park and Eel Brook Common are also within easy reach.







## ALLESTREE ROAD, SW6

Approximate gross internal area

1005 sq ft / 93.36 sq m

(Including Eaves Storage)

Eaves Storage

83 sq ft / 7.71 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.

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 978 year and 0 months

**Service Charge:** £1,500.00 per annum (including building insurance)

**Ground Rent:** N/A

**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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