



DARLAN ROAD, SW6
£850,000 FREEHOLD

A superb two double bedroom house ideally located in the heart of Fulham with a private south facing garden and potential to extend into the loft space subject to the usual planning consents.

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

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DESCRIPTION:

The property offers great living space on the ground floor; there is a sitting room to the front of the house with wooden floors and high ceilings. This leads onto the light and airy open plan kitchen/dining room with French doors that lead out to the large rear garden.

The first floor comprises two generous sized double bedrooms. At the rear of the floor is the first double bedroom served by a family style bathroom. The second double bedroom has built-in wardrobes and an ensuite shower room. The house is being sold with no onward chain.

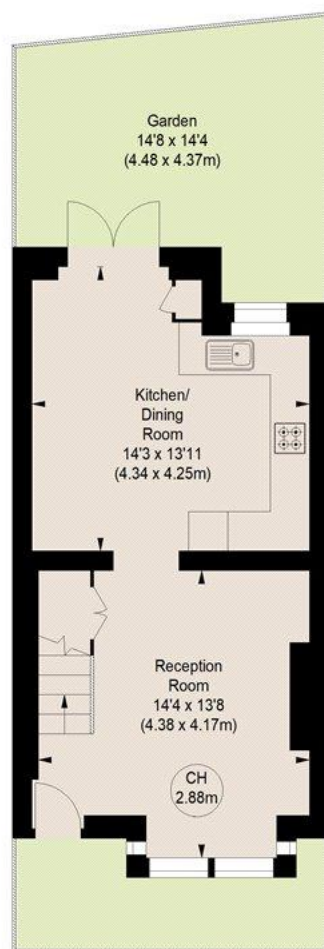
Darlan Road is a desirable residential street ideally located between Fulham Broadway and Parsons Green. The area benefits from excellent transport links, with both Fulham Broadway (District Line) and Parsons Green Underground Station within easy walking distance. A wide range of shops, cafés, and restaurants can be found nearby on Fulham Road, New Kings Road, and Fulham Broadway, while the open spaces of Eel Brook Common and South Park are also close at hand, making this a particularly sought-after location in Fulham.



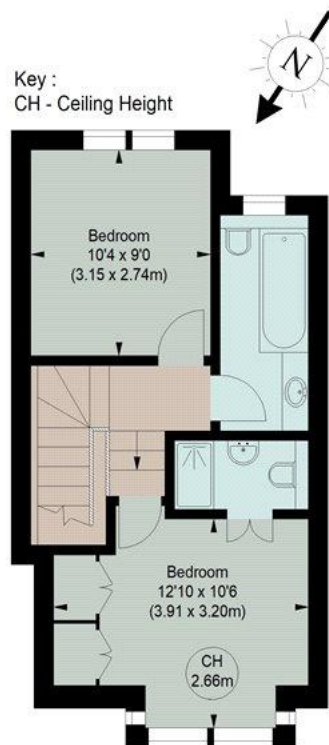


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Approximate gross internal area
736 sq ft / 68.37 sq m



GROUND FLOOR



FIRST 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: 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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