



EPPLER ROAD, SW6 £899,950 LEASEHOLD

Located on one of the most popular roads in Parsons Green, this two double bedroom flat is in immaculate condition throughout with ample potential to extend (subject to the usual planning consents).

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk 40
New King's Road, Fulham, London, SW6 4ST

Winkworth

for every step...

winkworth.co.uk



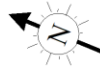
DESCRIPTION

The property comprises a light and bright reception room with wood flooring and a gas fireplace. There is a separate eat in modern, fully fitted kitchen that has a door leading out onto the large garden. There are two double bedrooms that are served by a bathroom. On the lower ground floor there is a utility room with 2.5 meters of hanging closets and fully finished built in shelving. There is potential to extend into the side return and rear of the property, as well as a basement conversion.

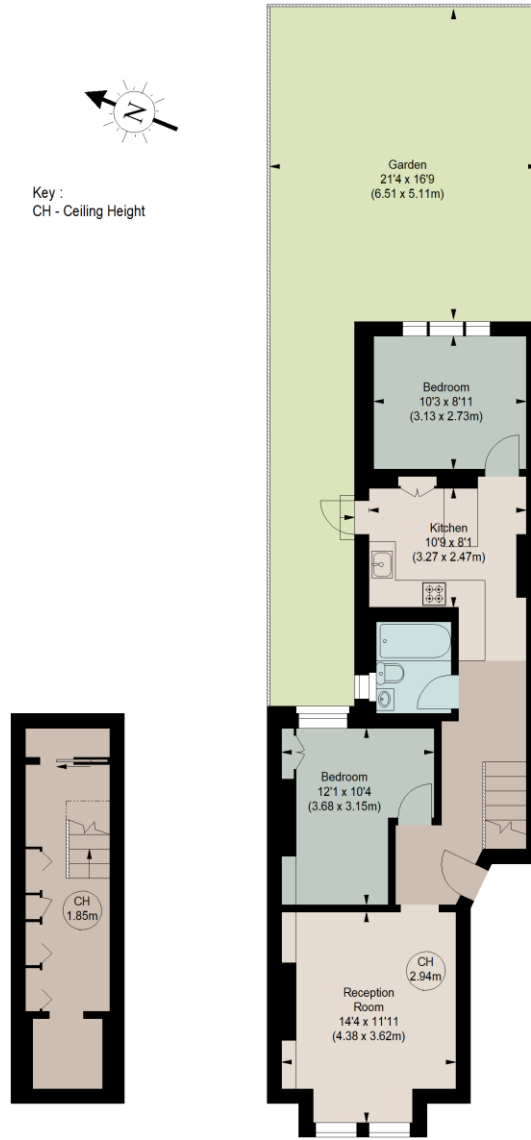
Epple Road is located south of the Fulham Road in central Parsons Green, only moments from Parsons Green Underground Station. Epple Road absorbs the village atmosphere of this highly sought after location, with a selection of some of the area's best pubs, cafes and shops nearby.



EPPLE ROAD, SW6
Approximate gross internal area
758 sq ft / 70.42 sq m



Key :
CH - Ceiling Height



LOWER GROUND FLOOR
(12.56 m²)

GROUND FLOOR
(57.83 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.

Tenure: Leasehold
Term: 138 years
Service Charge: £250 per annum
Ground Rent: £0 Annually
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.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk
40 New King's Road, Fulham, London, SW6 4ST

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fumishings.