



MIRABEL ROAD, SW6

**£550,000 SHARE OF FREEHOLD**

**An immaculately presented, well-proportioned two bedroom, split-level top floor flat set on a quiet residential street in the heart of Fulham.**

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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## DESCRIPTION:

Spanning 558 sq. ft the flat offers a thoughtfully arranged layout, comprising a beautiful open plan, well equipped eat in kitchen and reception room with a Juliet balcony overlooking the gardens behind. The spacious principal bedroom is located at the rear of the property, adjacent to a good sized modern bathroom. You then go up a flight of stairs to the second double bedroom which is situated at the front of the flat. The flat also benefits from access to eaves storage and enjoys excellent natural light throughout and is being sold with a share of the freehold.

Mirabel Road is located just off the Dawes Road and a short distance from both Fulham Broadway and Parsons Green underground stations and within easy reach of the numerous shops, bars and restaurants of Fulham.







## MIRABEL ROAD

Approximate gross internal area

558 sq ft / 51.84 sq m

(Excluding Eaves Storage)

Eaves Storage

35 sq ft / 3.25 sq m

Key :  
CH - Ceiling Height



SECOND FLOOR  
ENTRANCE

THIRD 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 997 years

**Service Charge:** £0 per annum

**Ground Rent:** £0 Annually (subject to increase)

**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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