



BUER ROAD, SW6

**£475,000 SHARE OF FREEHOLD**

A fantastic opportunity to acquire this charming, well arranged, one bedroom flat, spanning 486 sq. ft of living space across the first floor of this well-maintained building, ideally located in the heart of Fulham.

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

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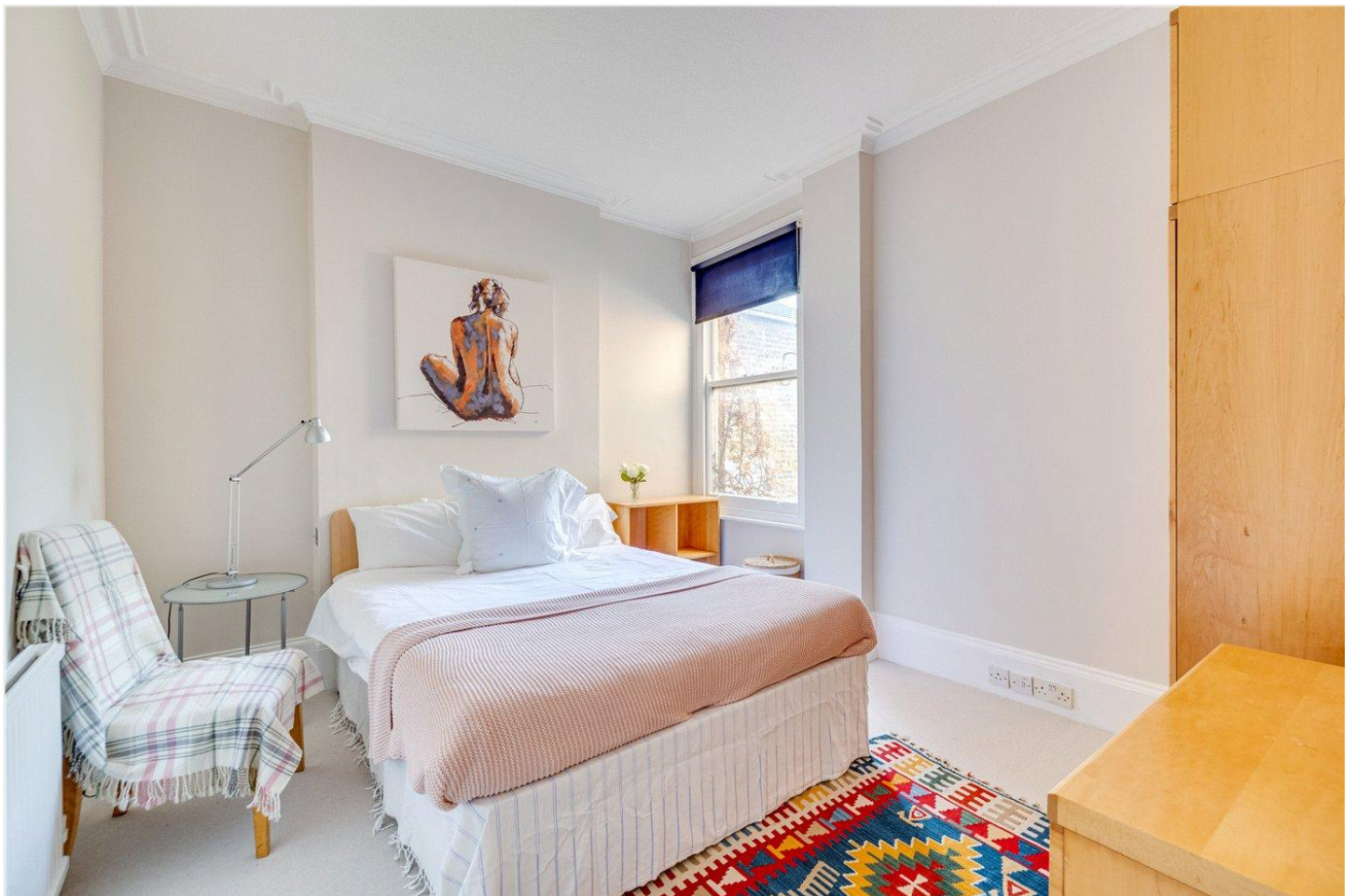
#### DESCRIPTION:

You enter on the first floor to a spacious hallway that leads to the bright and open-plan kitchen and reception room offering a bay window which floods the room with natural light. A good-sized bedroom is located towards the rear of the flat adjacent to a family style bathroom.

Buer Road is located just off the New Kings Road and is moments away from Parsons Green and an array of local shops and restaurants. The nearest tube station is Putney Bridge which is only a few minutes walk from the property.





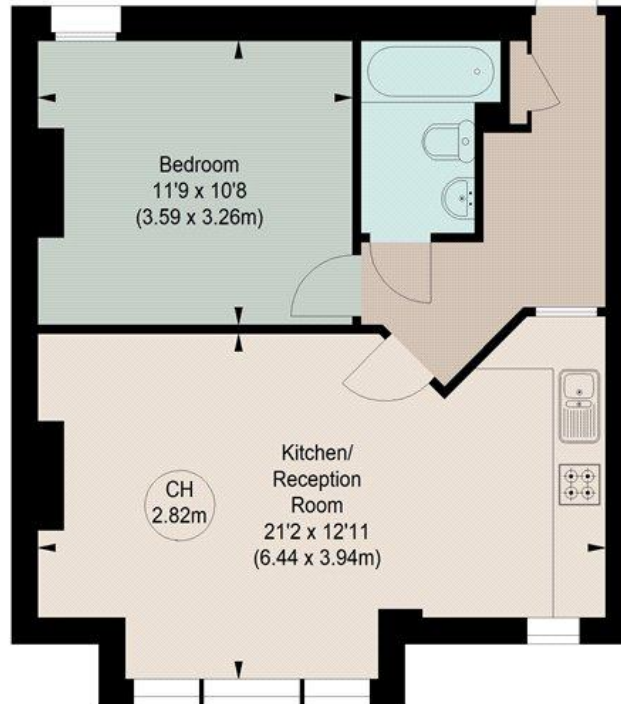
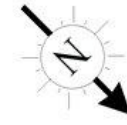




## BUER ROAD, SW6

Approximate gross internal area  
486 sq ft / 45.15 sq m

Key :  
CH - Ceiling Height



### 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**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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