



## STEPHENDALE ROAD, SW6

**£800,000 SHARE OF FREEHOLD**

This beautifully presented, turnkey, two double bedroom garden flat is set on the ground floor of a well-maintained Victorian terraced house, located on a quiet residential street in the heart of the popular Sands End area of Fulham.

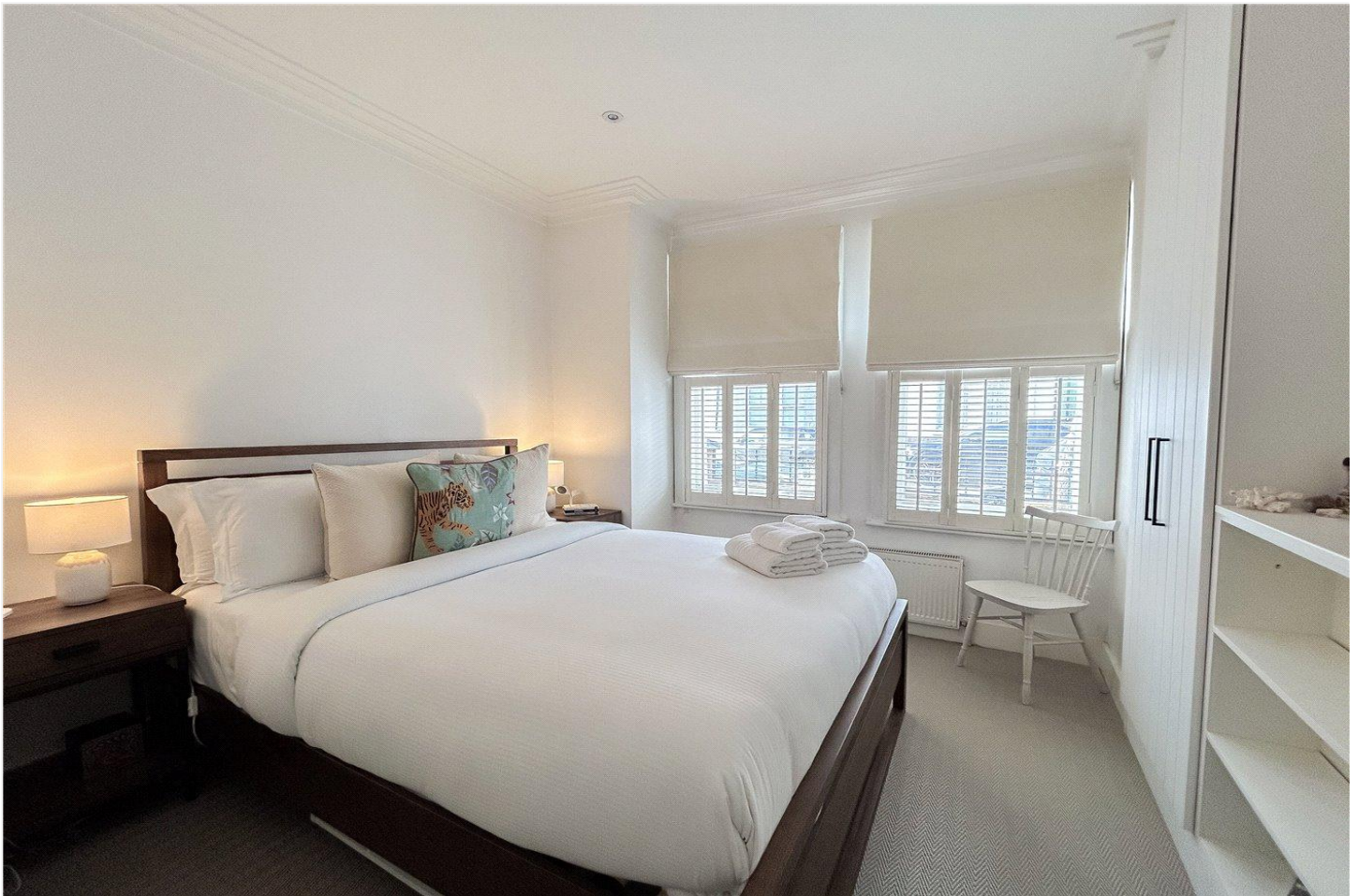
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## DESCRIPTION:

This newly refurbished property consists of an expansive open-plan kitchen, sitting and dining room with wooden floors throughout. The kitchen has been expertly fitted and includes high-end appliances and plenty of storage solutions. This airy room is flooded with natural daylight and has bi-folding doors leading out onto a large, low maintenance, private garden.

There are two generous sized double bedrooms which both benefit from ample built-in storage/wardrobes. The bedrooms are served by an ensuite shower-room. There is also a useful utility cupboard where the washing machine and separate tumble dryer are kept.

The property is being sold with no onward chain and the freehold.

Stephendale Road is located within walking distance of Imperial Wharf (overground), Fulham Broadway and Parsons Green (District Lines) tube stations. There are extensive local amenities and restaurants along Wandsworth Bridge Road as well as the green spaces of Eel Brook Common also nearby.









STEPHENDALE ROAD, SW6  
Approximate gross internal area  
717 sq ft / 66.61 sq m

Key :  
CH - Ceiling Height



GROUND 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		75 C
55-68	D	65 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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