



WANDSWORTH BRIDGE ROAD, SW6
£599,950 LEASEHOLD

A beautifully presented two double bedroom, split level flat on the second floor of an impressive Lion House on the Wandsworth Bridge Road spanning 721 sq. ft.

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DESCRIPTION:

The flat has a light and bright reception room with a pitched ceiling, creating the feeling of space. There is room for a dining table plus generous seating, and this room has a wonderful green and leafy outlook overlooking the gardens to the rear. The kitchen is well-equipped with a dishwasher and floor to ceiling storage. The two bedrooms are both proper doubles with built-in storage and these are served by a modern bathroom with a shower.

Positioned at the Northern end of Wandsworth Bridge Road, which runs through the heart of Fulham, the flat is a short walk away from Parsons Green, Fulham Broadway and the green expanse of Eel Brook Common and South Park. This flat is spoilt for choice of delis, independent coffee shops and restaurants on Wandsworth Bridge Road as well as close by connections to central London via the District Line and bus services.





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Approximate gross internal area

721 sq ft / 66.98 sq m



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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 177 year and 0 months

Service Charge: £2651.11 per annum

Ground Rent: Peppercorn

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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