



SHORROLDS ROAD, SW6  
**£750,000 SHARE OF FREEHOLD**

A newly developed and beautifully presented split level, two bedroom flat with the advantage of a private South facing roof terrace spanning over 850 sq. ft of living and entertaining space.

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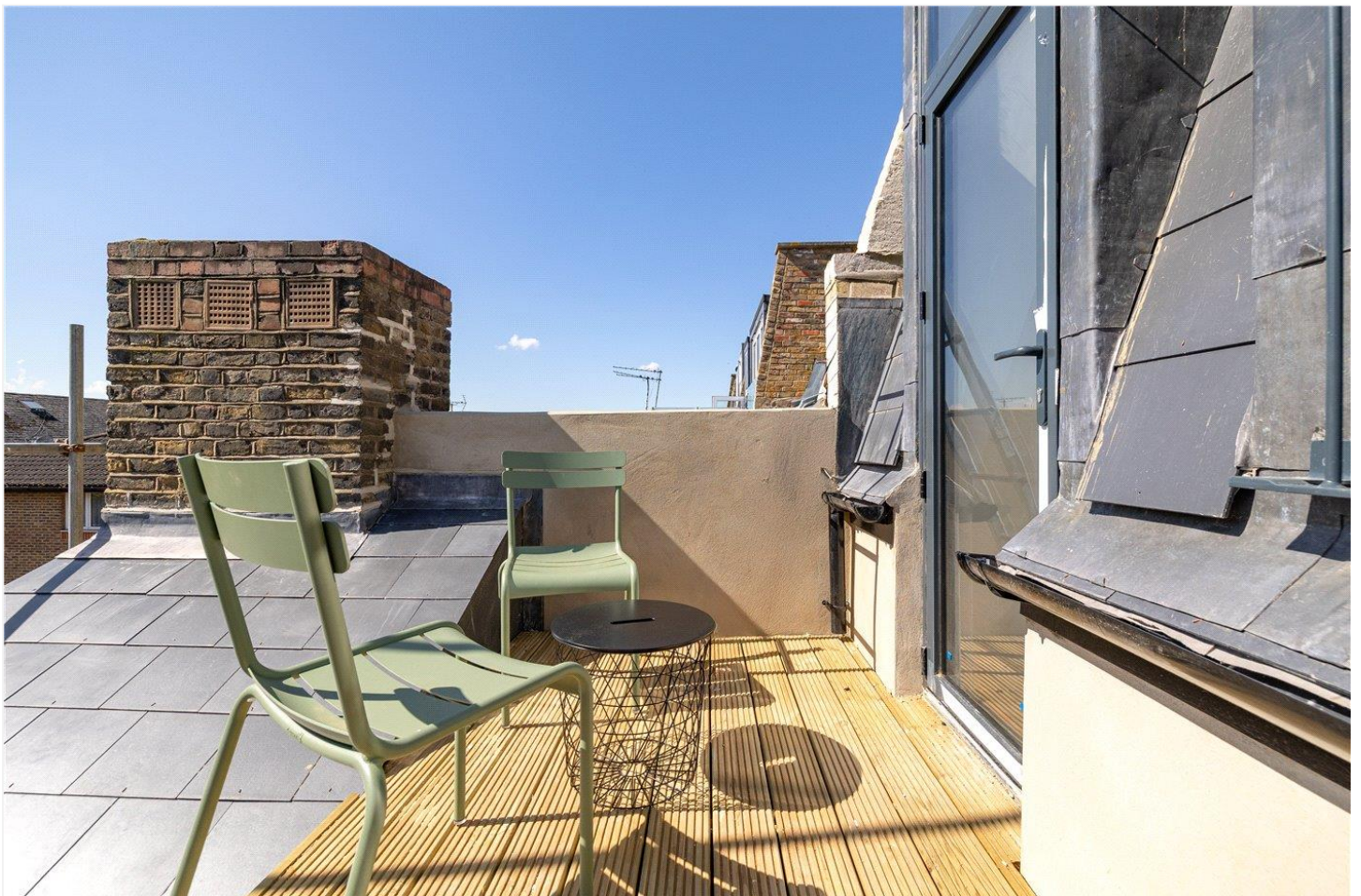
## DESCRIPTION:

Located on the second and first floors of this mid terrace Victorian property this flat boasts an abundance of natural light throughout and is the perfect buy for someone who wants a home ready to move into immediately. On the first floor, you'll find two equal sized, generous double bedrooms both served by a modern bathroom with a shower. Also on this floor is a separate kitchen, set at the rear of the property which is fully equipped and has plenty of storage space. The third floor is dedicated to a large open plan reception room which spans the width of the property and offers excellent ceiling height and features a Juliet balcony. Leading off this room is the South facing roof terrace. Additionally, eaves storage is tucked discreetly into this upper level.

Shorrolds Road is positioned for quick and easy access to all the local shops, bars and restaurants found nearby on Fulham Broadway, Fulham Road and New Kings Road. The numerous bus routes and tube stations are within easy reach.

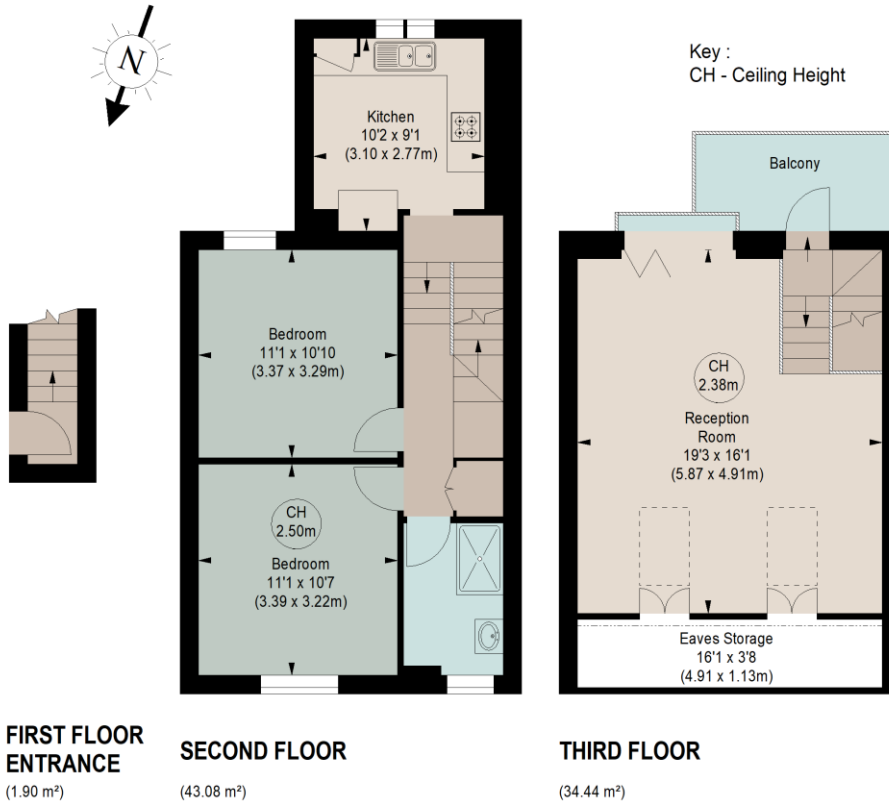






## SHORROLDS ROAD, SW6

Approximate gross internal area  
855 sq ft / 79.43 sq m  
(Including Eaves Storage)  
Eaves Storage  
58 sq ft / 5.39 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	75 C	79 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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