



WANDSWORTH BRIDGE ROAD, SW6  
**£420,000 LEASEHOLD**

**A rare opportunity to acquire an unmodernised, two bedroom, one bathroom, raised ground floor flat spanning approximately 730 sq.**

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## DESCRIPTION:

This charming property features a spacious reception room at the front, with impressive ceiling height (2.94m) and ample natural light. The separate kitchen and dining room is located towards the rear of the flat and is well laid out, providing excellent countertop space and integrated appliances. Both bedrooms are bright and quietly positioned. The larger of the two offers excellent space for storage and furnishings, while the second bedroom is a versatile room offering plenty on natural light. A well-appointed bathroom with a full-sized tub and overhead shower is located at the rear of the property.

Positioned on the Wandsworth Bridge Road, which runs through the heart of Fulham, the flat is a short walk away from Parsons Green and 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.



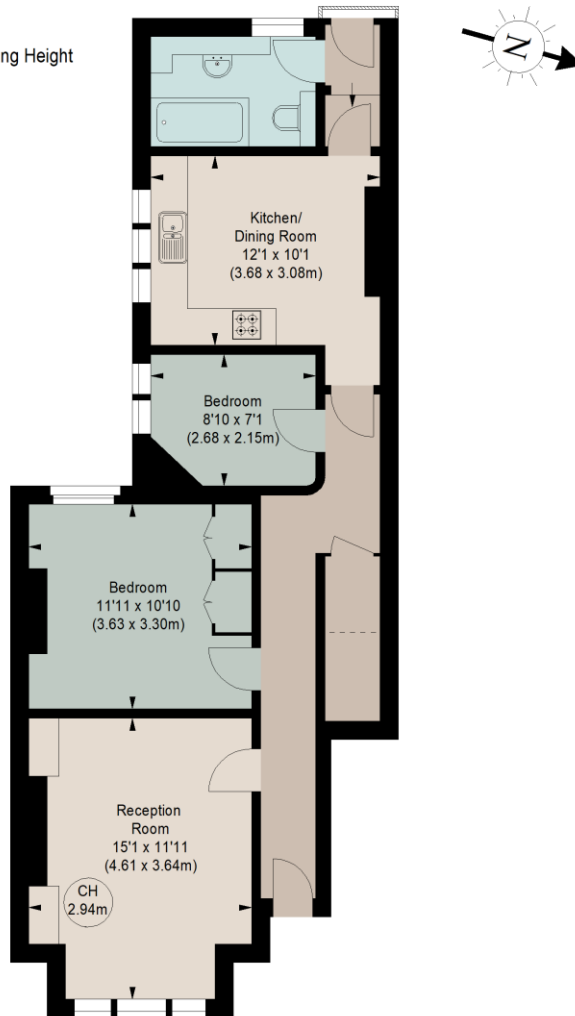




## WANDSWORTH BRIDGE ROAD, SW6

Approximate gross internal area  
730 sq ft / 67.82 sq m

Key :  
CH - Ceiling Height



### RAISED 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		81 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 92 year and 0 months

**Service Charge:** £0 per annum

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

**Council Tax Band:** C

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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