



ELBE STREET, SW6
£700,000 LEASEHOLD

A superb two bedroom, two bathroom, split level flat arranged over the first and second floors spanning 822 sq. ft of a period conversion in the heart of sands end.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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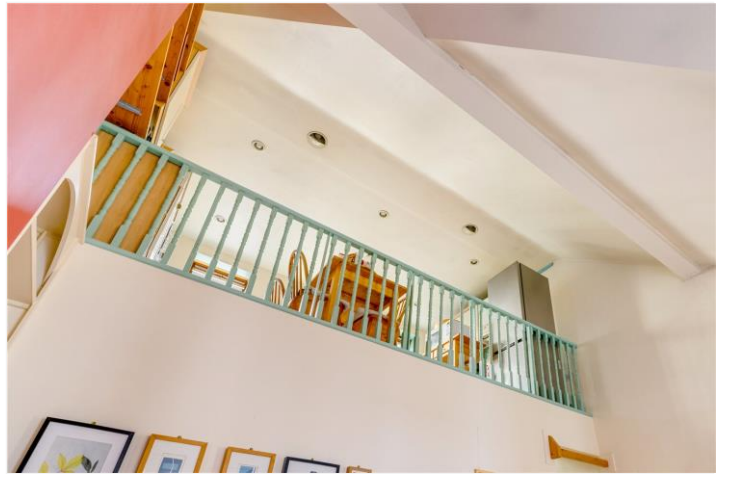
DESCRIPTION:

A superb two bedroom, two bathroom, split level flat arranged over the first and second floors spanning 822 sq. ft of a period conversion in the heart of sands end.

You enter the property on the ground floor with stairs leading up to the first floor. The reception room is found to the front of the property and has a mezzanine kitchen. The room is enhanced but the charming bay window and impressive ceiling height and there is potential to add a roof terrace subject to the usual planning consents. To the rear of the flat on the first floor is the large double principal bedroom with built in wardrobes and an en-suite bathroom. In the middle of the property lies a second large double bedroom also with built in wardrobes. The good-sized family style bathroom is situated between the two bedrooms. This much loved property has had the same owner for 25 years and is being sold with a long lease of 178 years.

Elbe Stret is situated within the heart of the popular Sands End and is a short walk from Imperial Wharf over ground station. There are several of local bus links connecting the property to central London as well as the district tube station at Fulham Broadway and Parsons Green. An array of local restaurants and shops are found on Wandsworth Bridge Road.





ELBE STREET, SW6

Approximate gross internal area

822 sq ft / 76.36 sq m

Key :
CH - Ceiling Height



GROUND FLOOR
ENTRANCE
(1.81 m²)

FIRST FLOOR
(59.34 m²)

SECOND FLOOR
(15.20 m²)

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		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 178 year and 10 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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