



VERA ROAD, SW6  
**£450,000 SHARE OF FREEHOLD**

**A charming one bedroom apartment in the heart of Fulham spanning an impressive 553 sq. ft.**

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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## DESCRIPTION:

The large reception room is to the front of the flat and has great views of the city. The eat in kitchen has excellent storage solutions and room for a dining table. The generous sized double bedroom has plenty of space for wardrobe storage and is served by a generous sized bathroom. Being located on the third floor, the flat is flooded with natural light.

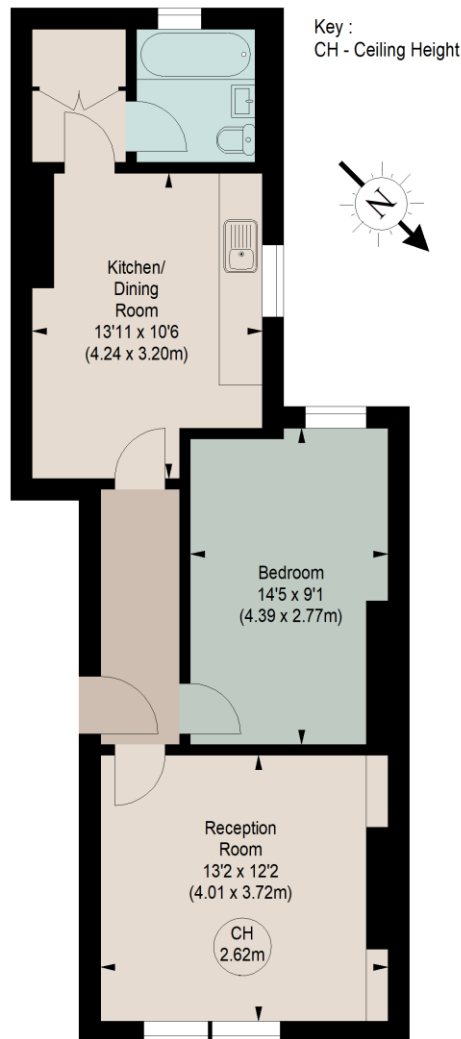
Lyndhurst Mansions is located on Vera Road which runs off the Munster Road where there is a variety of local shops. Fulham Road is only a short walk away providing many local amenities. Parsons Green is the nearest underground station.





## LYNDHURST MANSIONS, SW6

Approximate gross internal area  
553 sq ft / 51.37 sq m



### SECOND 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		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 160 years

**Service Charge:** £3000 per annum

**Sinking Fund:** £1500 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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