



BROUGHTON ROAD, SW6
£675,000 LEASEHOLD

A charming two double bedroom garden flat located on Broughton Road, offering approximately 688 sq. ft of well-arranged living space in immaculate condition.

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

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DESCRIPTION:

This beautifully presented maisonette benefits from its own entrance. The spacious open planned reception room is located to the front of the property benefitting from a large bay window and ceiling height of 2.78 meters. The dining area leads to the well-equipped modern kitchen which has floor to ceiling cupboards. There is access to the private west facing garden from here which is the perfect space for alfresco dining and entertaining.

Off the reception room is a bright and spacious hallway that leads to the spacious family style bathroom with a roll top bath and separate shower. At the rear of the property are two well-sized double bedrooms, both with built-in wardrobes. There is direct access to the garden from the master bedroom. The flat benefits from good storage throughout and is being sold with a lease of 154 years no onward chain.

Broughton Road is a sought-after residential street in the heart of Fulham, ideally placed for the excellent shops, cafés and restaurants of the Wandsworth Bridge Road. The green open spaces of Eel Brook common Parsons Green are nearby, as well as the River Thames. Excellent transport links are available from Parsons Green (District Line) and Imperial Wharf (Overground).

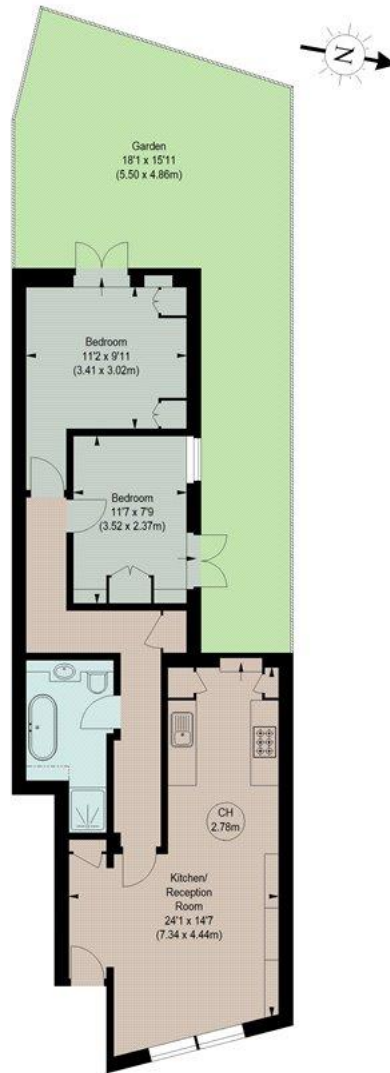




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Approximate gross internal area
688 sq ft / 63.92 sq m

Key :
CH - Ceiling Height



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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 154 year and 3 months

Service Charge: Adhoc with £421 building insurance per annum.

Ground Rent: £ 50 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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