



ROSTREVOR ROAD, SW6
£550,000 SHARE OF FREEHOLD

A fantastic opportunity to acquire this well-proportioned one bedroom flat, offering approximately 724 sq. ft. of thoughtfully designed living space, including useful eaves storage. Situated within Avondale Mansions, the property offers excellent entertaining space on the third floor of this charming building.

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DESCRIPTION:

The accommodation comprises a bright and spacious open-plan kitchen and reception room. The space benefits from a well-positioned kitchen area with ample work surfaces and storage, while the reception area offers generous proportions and flexible layout options.

To the rear of the apartment lies a good-sized double bedroom, with built-in storage and a ceiling height of 2.42m, enhancing the sense of space. Adjacent to the bedroom is a modern bathroom with quality fixtures and fittings. Additional highlights include substantial eaves storage and a large entrance with room for a dining table.

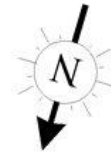
Avondale Mansions on Rostrevor Road is a much sought after location off the Fulham Road and is moments from the large selection of independent shops, cafes, restaurants and bars on both Fulham Road and Parsons Green. Parsons Green Tube is a few minutes' walk away, along with the numerous bus routes found on Fulham and New Kings Road.



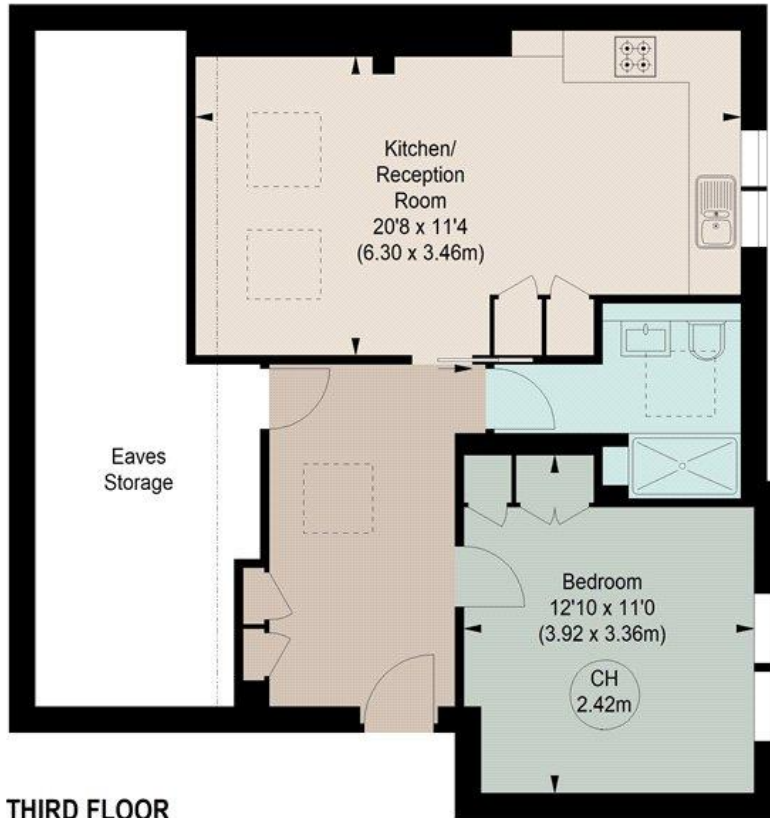


AVONDALE MANSIONS, SW6

Approximate gross internal area
724 sq ft / 67.26 sq m
(Including Eaves Storage)
Eaves Storage : 16.54 sq m / 178 sq ft



Key :
CH - Ceiling Height



THIRD 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	81 B	81 B
69-80	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: £2100 per annum (approx.)

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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