



Clonmel Road, SW6
OIEO £425,000 *LEASEHOLD*

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An exciting opportunity to acquire a well-presented one-bedroom, first-floor flat, set within an attractive converted Victorian property on Clonmel Road and spanning approximately 411 sq. ft.



Fulham & Parsons Green

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DESCRIPTION

You enter the property into a bright and spacious reception room, offering plenty of space for both relaxing and entertaining. This leads through to a well-arranged hallway and a modern, well-equipped kitchen with ample worktop and storage space.

The good-sized double bedroom benefits from plenty of built-in wardrobes, while a modern family-style bathroom completes the flat.

Clonmel Road is a pretty tree lined street located just off the Fulham Road only 0.2 miles from Parsons Green Underground Station and metres from excellent bus routes along the Fulham Road. There are many popular restaurants, bars and boutiques only a short walk away.





MATERIAL INFORMATION

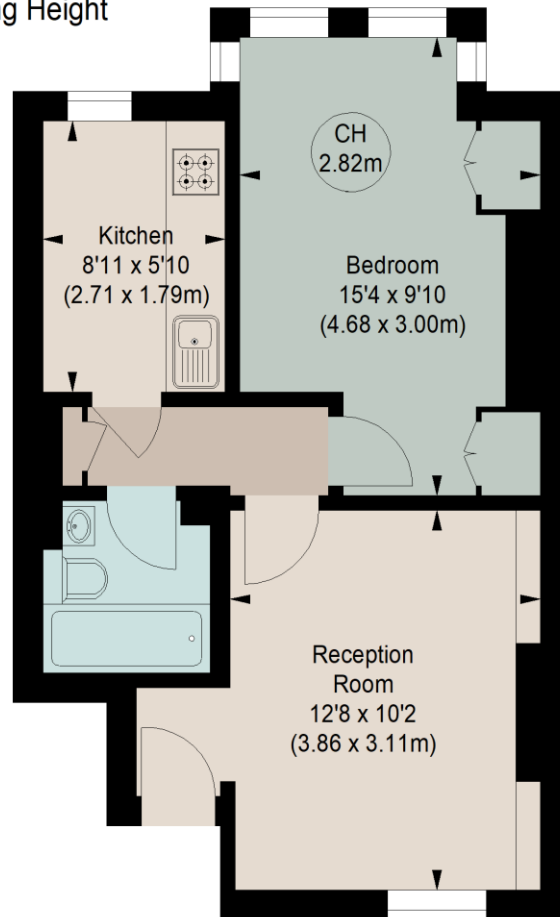
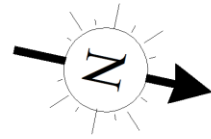
Tenure: Leasehold
Term: 133 years
Service Charge: N/A
Ground Rent: Peppercorn
Council Tax Band: D
EPC rating: E
Is the property listed: Property is not listed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	57 D
21-38	F		
1-20	G		

CLONMEL ROAD, SW6

Approximate gross internal area
411 sq ft / 38.18 sq m

Key :
CH - Ceiling Height



FIRST 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.

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