



KELVEDON ROAD, SW6
£850,000 SHARE OF FREEHOLD

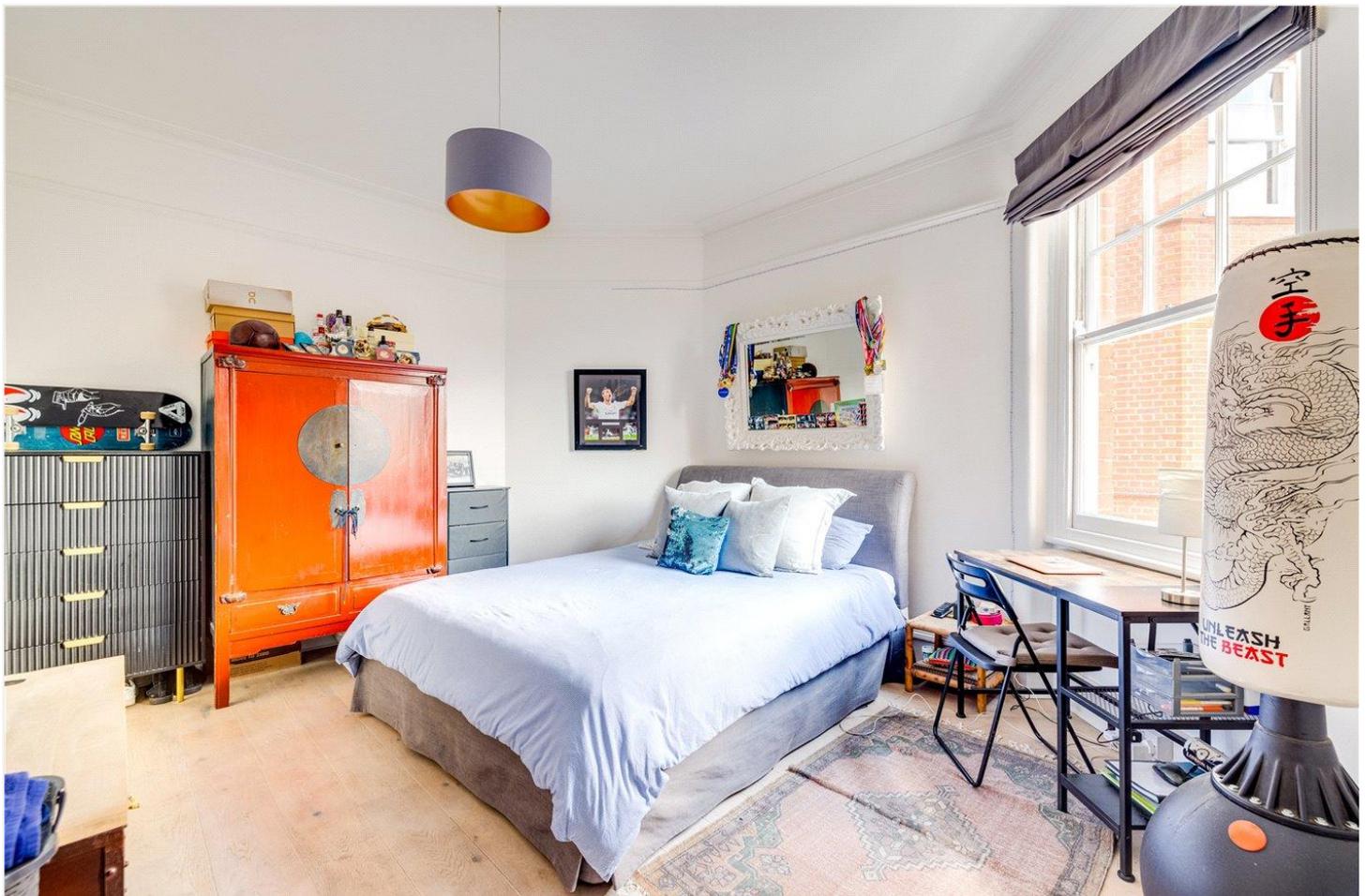
An excellent opportunity to acquire this beautifully presented, well-proportioned three double bedroom, one bathroom flat, spanning 1,066 sq. ft, on Kelvedon Road.

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

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DESCRIPTION:

The property is arranged on the second floor of this well-maintained mansion block. As you enter the property you are welcomed into a central hallway. At the rear of the flat there is a modern eat-in kitchen, equipped with contemporary appliances, creating a practical and stylish cooking space and views over the gardens. Adjacent to the kitchen is a family style bathroom fitted with a shower and a utility space.

The flat hosts three large double bedrooms, all of which are light and spacious with one of the rooms benefiting from a square bay window overlooking the tree lined street. There is a generously proportioned reception room, filled with natural light and featuring a charming gas fire, offering an inviting space for relaxing or entertaining. It also boasts a private west facing balcony overlooking the street adding an inside outside feel to the room. The property also has access to a private basement storage locker and safe bike storage.

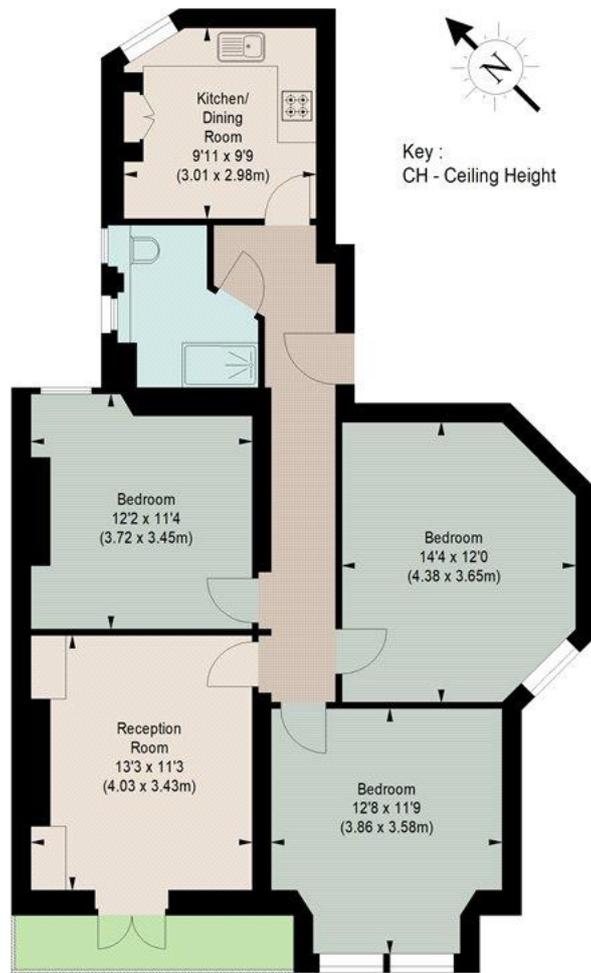
Kelvedon Road is a highly desirable address in the heart of Fulham, ideally positioned for the excellent shops, cafés, and restaurants along Fulham Road and around Parsons Green. The open green spaces of Parsons Green, Eel Brook Common and Bishops Park are all within easy reach, while the River Thames is also close by for riverside walks and recreation. Excellent transport links are provided by Parsons Green and Fulham Broadway stations (District Line), together with a wide range of local bus services offering convenient access across London.





ARUNDEL MANSIONS, SW6

Approximate gross internal area
867 sq ft / 80.54 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	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £3365.08 twice per annum - October and March.

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

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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