



PARFREY STREET, W6

£625,000 SHARE OF FREEHOLD

An inviting and well-presented two bedroom ground floor flat, arranged across the ground floor of a period property on Parfrey Street, offering the rare benefit of a substantial 26 ft. private northwest facing garden.

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New King's Road, Fulham, London, SW6 4ST

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SUMMARY:

You enter the property through a welcoming hallway which leads you to the heart of the property. Here lies a spacious reception room, ideal for both relaxing and entertaining. There is room for a dining table with banquet seating. A separate fitted kitchen provides ample work surfaces and storage, is located to the rear of the property and has direct access on to the superb private garden. This well-maintained outdoor space, unusually large for the area, offers an excellent opportunity for al fresco dining or enjoying a quiet retreat.

To the front of the property are the two bedrooms. The principal bedroom has built-in wardrobes and over-looks the garden. The second bedroom which has flexible use as a study, single bedroom or cot room, features a charming bay window. A modern family bathroom is conveniently located between the bedrooms.

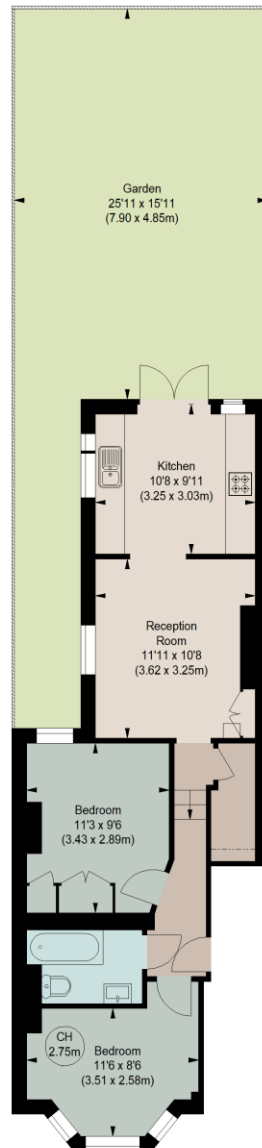
Parfrey Street is a quiet residential road in Fulham, ideally positioned within the Crabtree Conservation Area and just a short walk from the River Thames. The location offers easy access to riverside walks, popular pubs, and local shops and amenities. Hammersmith Underground Station is nearby, providing strong transport links via the District, Piccadilly, and Hammersmith & City lines, along with Barons Court and Queen's Club Tennis Club.



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Approximate gross internal area
560 sq ft / 52.02 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		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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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