



## WANDSWORTH BRIDGE ROAD, SW6

£650,000 LEASEHOLD

A well-proportioned beautifully presented two double bedroom garden flat located on Wandsworth Bridge Road, SW6, offering approximately 838 sq. ft. of thoughtfully arranged living space and benefitting from a large West facing private garden.

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## DESCRIPTION:

The property is accessed via its own private entrance, leading into a central hallway that connects all principal rooms. At the front of the property sits a generous reception room with excellent ceiling height, providing a bright and versatile living and dining space. There is the original fireplace and cornicing which are great features of the flat.

Adjacent to the reception room is a large double bedroom with built in wardrobes, while a second well-sized double bedroom is positioned towards the rear of the property. A modern family bathroom sits between the bedrooms.

At the rear of the flat is the kitchen with ample storage space, and direct access to an impressive West facing private rear garden. This expansive outdoor space is ideal for entertaining, or al fresco dining.

Wandsworth Bridge Road is ideally positioned for the amenities of Fulham and Parsons Green, with a wide selection of shops, cafés, and restaurants close by. The green open spaces of Bishops Park and the River Thames are within easy reach, while excellent transport links are available from Parsons Green and Fulham Broadway stations (District Line), as well as frequent local bus services.





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Approximate gross internal area  
838 sq ft / 77.85 sq m

Key :  
CH - Ceiling Height



**LOWER 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.

**Tenure:** Leasehold

**Term:** 91 year and 11 months

**Service Charge:** £2558.4 per annum

**Ground Rent:** £ 160 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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