



Joanna House, W6

£350,000 *Leasehold*



A rare opportunity to purchase an unmodernised two bedroom flat with a small balcony and excellent proportions, spanning 624 sq. ft.



Fulham & Parsons Green

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DESCRIPTION

The flat is on the fifth floor of Joanna House. As you enter the property there is a kitchen, family style bathroom and reception room to the left-hand side and then on the right-hand side of the hallway are two good-sized double bedrooms. The larger of the bedrooms has a built-in wardrobe and private access to a small balcony.

Queen Caroline Street is ideally located close to extensive transport links, Hammersmith tube station provides Piccadilly, Hammersmith and City and District line services there are also several bus routes into central London. There are numerous local and wider amenities on King Street as well as the Broadway and the delightful Brook Green is a short walk away.





MATERIAL INFORMATION

Tenure: Leasehold

Term: 87 years and 10 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

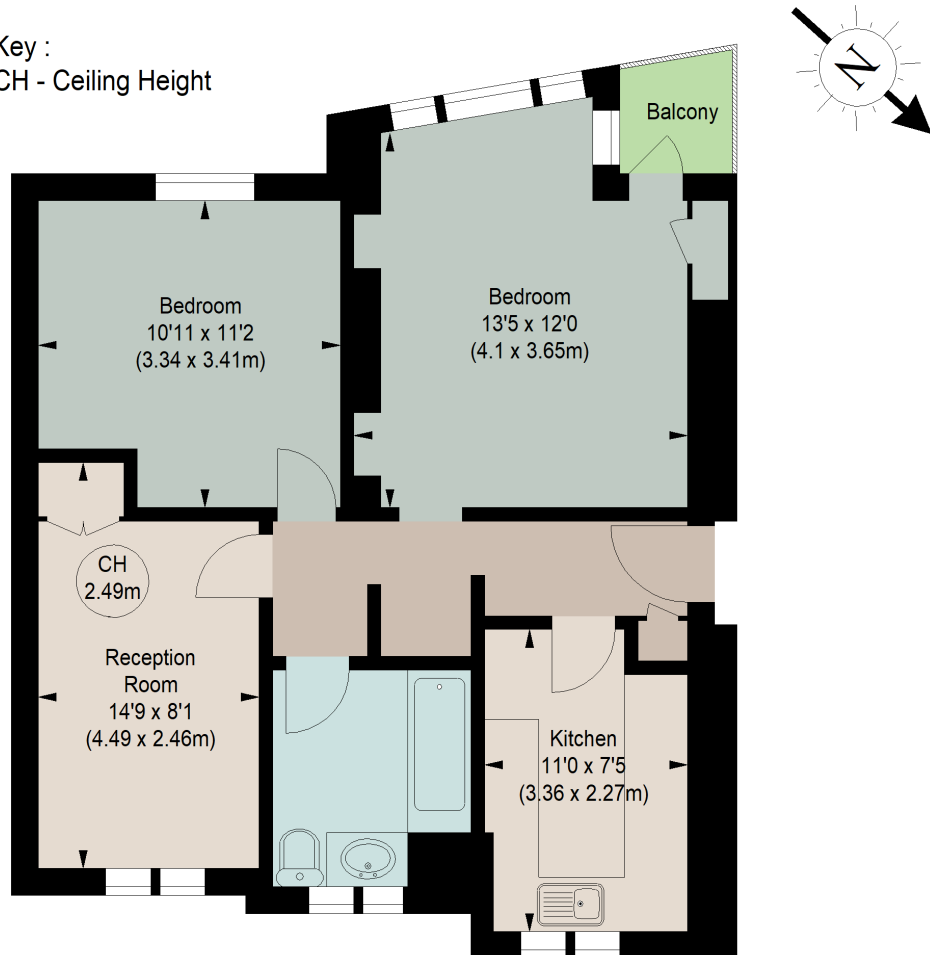
Is the property listed: Property is not listed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JOANNA HOUSE, W6

Approximate gross internal area
624 sq ft / 57.97 sq m

Key :
CH - Ceiling Height



FIFTH 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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