



DELA Ford STREET, SW6

£430,000 LEASEHOLD

An immaculately presented, first floor, one double bedroom flat, with a private roof terrace, being sold with a long lease and no onward chain.

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

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DESCRIPTION:

Spanning just over 400 sq. ft, this newly refurbished, well-proportioned flat is light and bright and consists of an open plan kitchen and living, with space for a dining table. The double bedroom has built-in storage and is served by a modern bathroom.

Delaforde Street is located just off the Lillie Road in Fulham, within walking distance of a number of stations, including West Brompton (District line and overground), Barons Court (Piccadilly line), Fulham Broadway and Parsons Green (both District line). There are good bus links on Lillie Road and Dawes Road. It is also within immediate access of the local amenities on the North End Road, as well as the neighbouring green space of Normand Park.



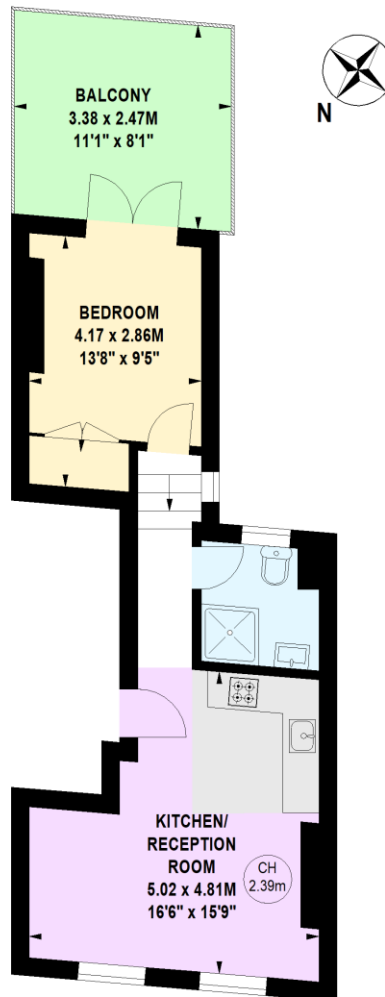


Delaford Street, SW6

Approximate gross internal area

38.83 sq m / 418 sq ft

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.

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	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 991 years

Service Charge: £0 per annum

Ground Rent: Around £200 Annually

Council Tax Band: D

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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