



**NEW KINGS ROAD, SW6**  
**£575,000 SHARE OF FREEHOLD**

**This delightful one bedroom apartment with an incredible roof terrace occupying an enviable position in Parsons Green and located on the ever-popular New Kings Road.**

**Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)**

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### **DESCRIPTION:**

This well presented flat is located on the third floor of this charming Victorian conversion and is set on the borders of Eel Brook Common. The property comprises a light and bright reception room with doors leading out to the large roof terrace, there is a separate kitchen, a spacious bedroom with built-in storage which is served by a well-maintained bathroom. Offering an excellent southerly aspect, the private roof terrace with uninterrupted views is a huge luxury in London.

The location of the property, only minutes from Parsons Green and Fulham Broadway Underground Stations (District Line), offers easy access to the extensive amenities of the Fulham Road and Parsons Green areas, including a wide array of local shops, bars and restaurants, as well as to the excellent bus routes running along Fulham Road and New Kings into the West End and Central London.







## NEW KINGS ROAD, SW6

Approx. gross internal area incl. entrance 541 Sq Ft. / 50 Sq M.

Approx. gross internal living area 470 Sq Ft. / 44 Sq M.



Every effort has been made to ensure the accuracy of this floor plan. However, it is not intended to be a substitute for a professional survey. It is for illustrative purposes only. Not to be used for legal purposes. © 2011 Dowling Jones Design Ltd. www.dowlingjonesdesign.com 020 7610 9629 / 87783 874 209

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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**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:** 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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