



AVERILL STREET, W6
£700,000 LEASEHOLD

A well-presented two double bedroom garden flat located on Averill Street, just off the Fulham Palace Road.

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

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DESCRIPTION:

The flat is located on the ground floor of this period conversion and comprises a large eat-in kitchen, bright reception room with bi-folding doors leading onto a spacious patio garden. There are two double bedrooms, both with built in storage, and a stylish bathroom. In addition, there is an incredibly useful cellar/storage area.

Averill Street is ideally located just off Fulham Palace Road, within easy walking distance of both Hammersmith and Barons Court tube stations. The Thames Path and the prestigious Queen's Club are also close by, offering scenic walks and world-class tennis. There is also a good size park nearby off Lillie Road, known as Lillie Rec. There are a good range of local amenities and shops situated across Fulham Palace Road and several bus routes linking the property to central London.





AVERILL STREET, W6

Approximate gross internal area

834 sq ft / 77.48 sq m

(Including Basement)

Basement : 11.33 sq m / 122 sq ft



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	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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