



Wandsworth Bridge Road, SW6

£475,000 *LEASEHOLD*



An immaculately presented one bedroom, second floor flat well situated in a prime position on Wandsworth Bridge Road.



Fulham & Parsons Green

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DESCRIPTION

Located at the rear of the development, the flat benefits from a quiet and leafy outlook of the gardens behind. There are large sash windows allowing for an abundance of natural light, along with wooden flooring and built in storage throughout. The kitchen and bathrooms are well-equipped and finished to a high standard. The double bedroom benefits from pocket doors that can open to create a harmonious fully open plan feel to the flat. The flat is being sold with no onward chain and a long lease.

Positioned at the Northern end of Wandsworth Bridge Road, which runs through the heart of Fulham, the flat is a short walk away from Parsons Green, Fulham Broadway and the green expanse of Eel Brook Common. The flat is spoilt for choice with delis, independent coffee shops and restaurants on the road as well as close by connections to Central London via buses services and the District Line.

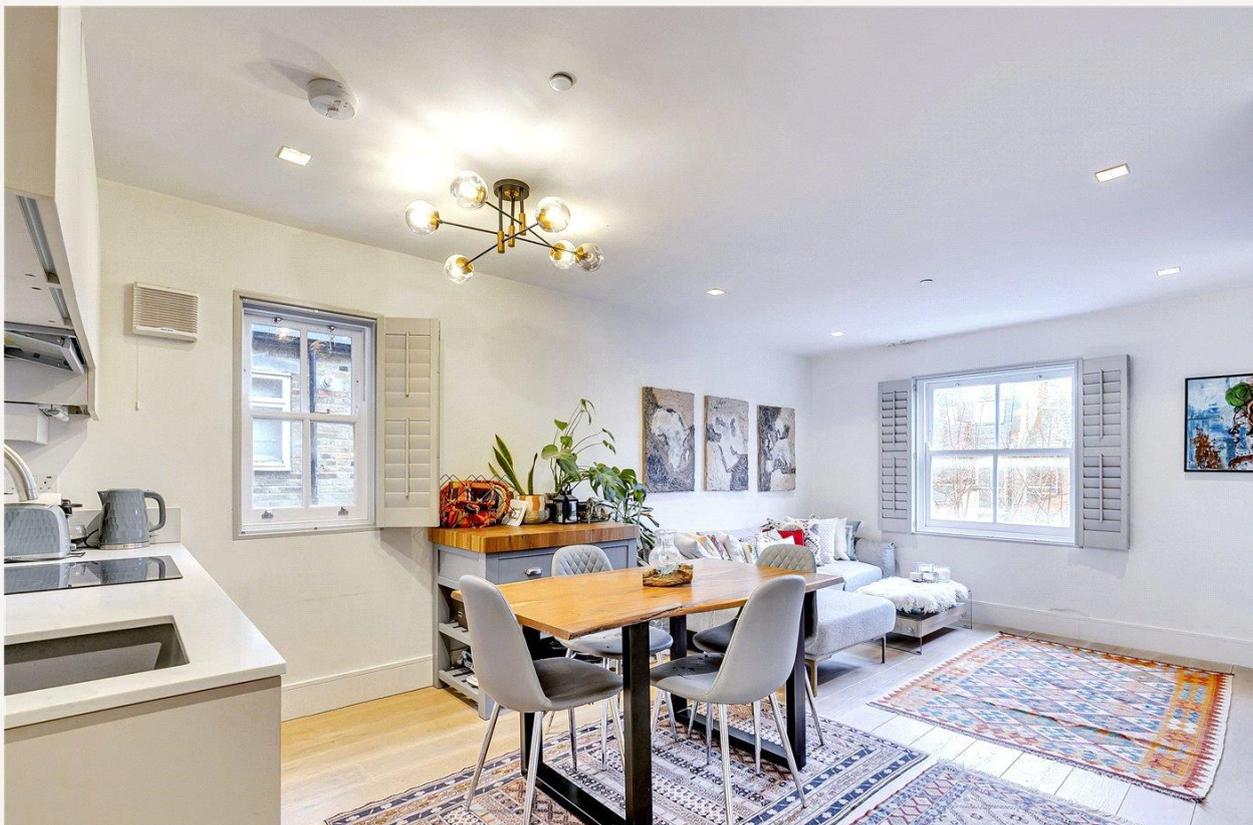




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Leasehold
Term: 984 years and 10 months
Service Charge: £950 per annum
Ground Rent: £100 per annum
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed

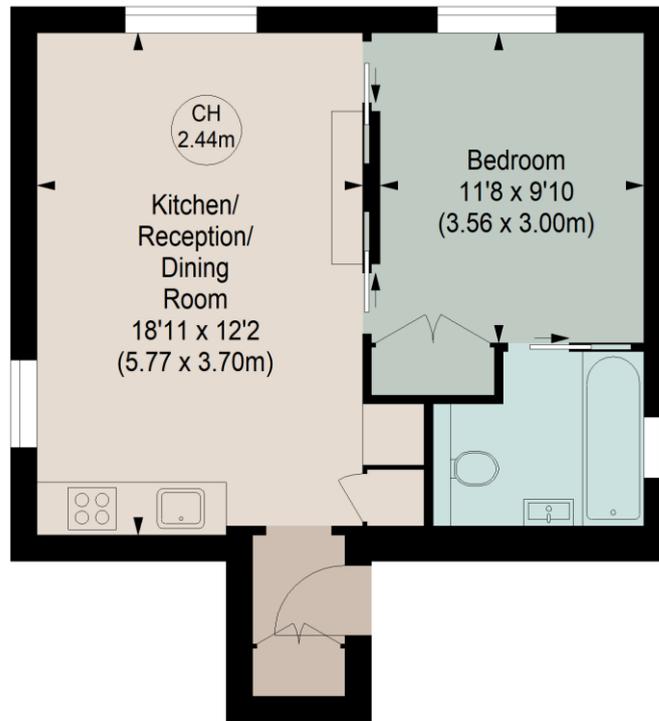
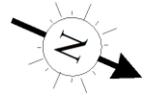


WANDSWORTH BRIDGE ROAD, SW6

Approximate gross internal area

444 sq ft / 41.25 sq m

Key :
CH - Ceiling Height



SECOND FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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