



STEPHENDALE ROAD, SW6

**£600,000 LEASEHOLD**

**An impressive two double bedroom flat boasting a private garden and located in the heart of the popular Sands End of Fulham.**

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

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## DESCRIPTION:

This flat is arranged on one level, and you enter directly into a light and bright, open plan reception room with space for a dining table and with smart parquet flooring throughout. The fully equipped kitchen with good storage, sits centrally and has access to the garden. Adjacent to the kitchen is a small hallway with further storage space. Two double bedrooms are located towards the rear of the flat. The spacious principal bedroom has a window with direct view of the private garden. There is also a family bathroom situated between the two bedrooms. The flat is being sold with no onward chain.

Stephendale Road is located within easy walking distance to Imperial Wharf tube station and is moments away from the locally prized Sands End pub/restaurant. Local amenities can be found a short walk away on Townmead Road and Wandsworth Bridge Road, with the Sainsburys superstore also nearby. Both Fulham Broadway and Parsons Green, both District Line, are a few minutes' walk away.







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Approximate gross internal area  
599 sq ft / 55.65 sq m



### GROUND 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		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 125 years

**Service Charge:** £2136 per annum

**Ground Rent:** £100 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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