



Whittingstall Road, SW6

£725,000 *SHARE OF FREEHOLD*



A beautifully presented first floor, two double bedroom flat, located on a particularly attractive and popular street close to Parsons Green spread across 668 sq. ft.



Fulham & Parsons Green

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

**Winkworth**

for every step...



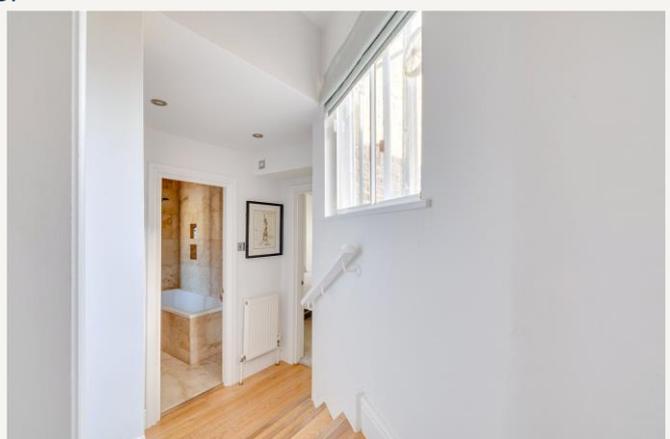
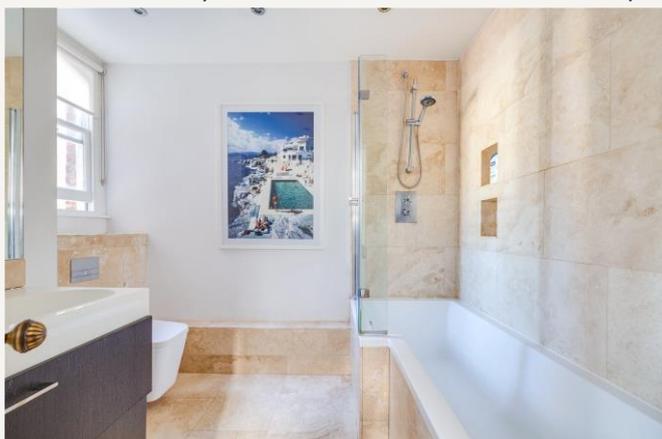
## DESCRIPTION

You enter the property into a centrally located hallway, fitted with built-in cupboards. The hallway leads through to a large, light and well-arranged reception room with high ceilings, a feature fireplace, wooden floors and ample space for a dining table. The separate kitchen has wall to ceiling built in units and looks out over Whittingstall Road.

The two double bedrooms are large and of equal size, situated at opposite ends of the flat, both with built in storage. The master bedroom has a beautiful original fireplace. These are served by a spacious family bathroom.

The flat is being sold with no onward chain and a share of the freehold. This property has been re furnished by the current owner to a high standard throughout and is in exceptional decorative order.

Whittingstall Road is an excellent location to live, having access to wonderful and extensive amenities that the vibrant Parson Green area has to offer. There are a range of shops and restaurants on the Fulham Road. You are a few minutes' walk to Parsons Green underground station and there are excellent bus links to central London. Fulham Broadway is also a close with its cinema complex, gym and further amenities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 653 years  
**Service Charge:** £600 per annum  
**Ground Rent:** N/A  
**Council Tax Band:** E  
**EPC rating:** C  
**Is the property listed:** Property is not listed



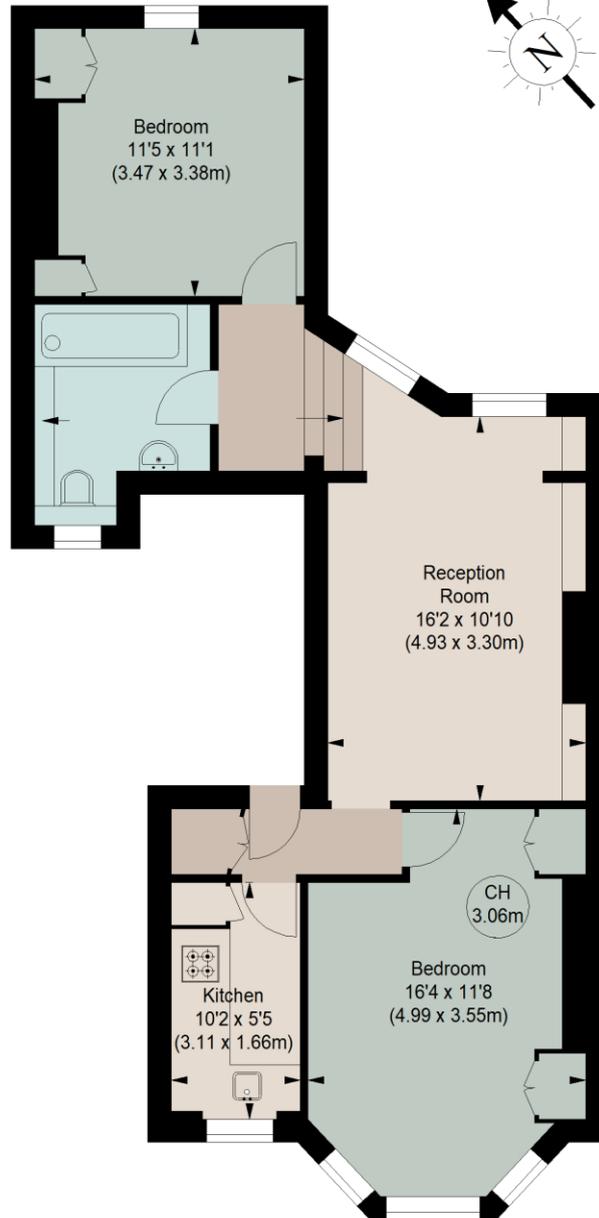
# WHITTINGSTALL ROAD, SW6

Approximate gross internal area

668 sq ft / 62.06 sq m

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.

Fulham & Parsons Green

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

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.