



ACFOLD ROAD, SW6
£2,350,000 FREEHOLD

An excellent opportunity to purchase this well-arranged five bedroom, mid-terrace “Lion House” on Acfold Road, set in the prestigious Peterborough Estate. Set across four floors, the property offers a practical and spacious layout with a private garden.

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DESCRIPTION:

The ground floor opens with a wide entrance hall leading into a full-length double reception and dining room with access to the garden. This bright, open space benefits from high ceilings and good natural light. To the rear, a well-designed modern kitchen connects to a breakfast room also with direct access to the private garden through double French doors.

The lower ground floor features a generous utility and gym space, offering useful extra storage.

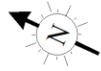
On the first floor, there is a large principal bedroom with built-in storage and a walk-in wardrobe that leads through to an en-suite bath and shower room. Towards the rear there is a second double bedroom, and a well-sized bathroom. The top floor provides two further bedrooms and a shower room.

Afold Road is situated just off Wandsworth Bridge Road and is perfectly positioned a short walk from both Fulham Broadway, Eel Brook Common and neighbouring Chelsea. There are extensive bus routes connecting the property to Central London as well as the District Line tube stations found at Fulham Broadway and Parsons Green. An array of local amenities, restaurants and shops can be found on Wandsworth Bridge Road as well as at the village centre of Parsons Green and wider amenities can be found at Fulham Broadway.





ACFOLD ROAD
Approximate gross internal area
1980 sq ft / 184.0 sq m



Key :
CH - Ceiling Height



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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

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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