



WOODLAWN ROAD, SW6 £1,000,000 FREEHOLD

A rare and exciting opportunity to acquire this charming three-bedroom, mid-terrace family home on Woodlawn Road in need of modernisation and with scope to extend into the side return and loft space subject to planning. Spanning approximately 1,130 sq. ft. and arranged over three floors, the property offers a well-balanced layout with generous entertaining spaces, a private garden, and a versatile lower ground floor.

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DESCRIPTION:

Upon entering, you are welcomed into a bright and spacious reception room with a large bay window, high ceilings, and ample space for both living and dining. Towards the rear of the ground floor lies a well-proportioned dining room and kitchen, which overlooks the garden. A door from the kitchen provides direct access to the private rear garden, an ideal space for relaxing or entertaining. There is a cellar space providing additional storage.

The first floor comprises three bedrooms. The principal bedroom sits at the front of the property and benefits from a generous bay window that floods the room with natural light, as well as excellent built-in storage. A further double bedroom is positioned at the rear, also benefitting from built-in storage and ample proportions. Alongside, there is a bathroom complete with a newly refurbished walk in shower. A smaller bedroom, which could also be used as a study or nursery, completes the first floor.

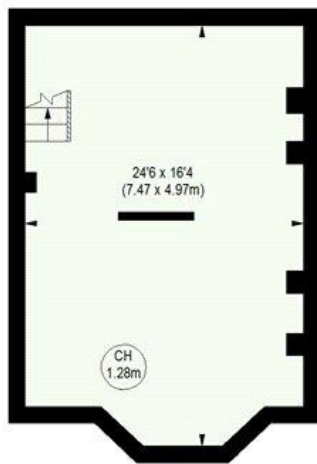
Woodlawn Road is situated in the heart of the Alphabet Streets. The property is a short walk from Putney Bridge tube station and there are several bus routes linking the property to central London. Local amenities as well as primary schools can be found in the Alphabet Streets as well as an array of restaurants and shops on the Fulham Palace Road.







Key :
CH - Ceiling Height



LOWER GROUND FLOOR
(All Restricted Height)



GROUND FLOOR
(576 sq ft.)

WOODLAWN ROAD, SW6
Approximate gross internal area
1130 sq ft / 104.98 sq m
(Excluding Lower Ground Floor)



FIRST FLOOR
(554 sq ft.)

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
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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	63 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: F

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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