



## BARCLAY ROAD, SW6

### £750,000 SHARE OF FREEHOLD

An exciting opportunity to acquire a three-bedroom, split level, first and second floor flat, spanning 853sq ft, located on one of Fulham's most sought-after streets and being sold with a share of the freehold and no onward chain.

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

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## DESCRIPTION:

At the front of the property is the spacious and light reception room, with space for both sofas and a dining table and complete with built-in shelving units, leading through to the well-equipped kitchen.

At the rear of the property are two good sized double bedrooms, both benefiting from built in storage. This floor is served by a family bathroom. On the second floor is the third double bedroom, complete with ample built-in storage.

Barclay Road is Located just off Fulham Broadway with easy access to Eel Brook Common, the flat is very well placed to offer access to the shops, wine bars and restaurants of Fulham Broadway and Parsons Green. Both having District Line (Zone 2) tube stations and various local bus routes.



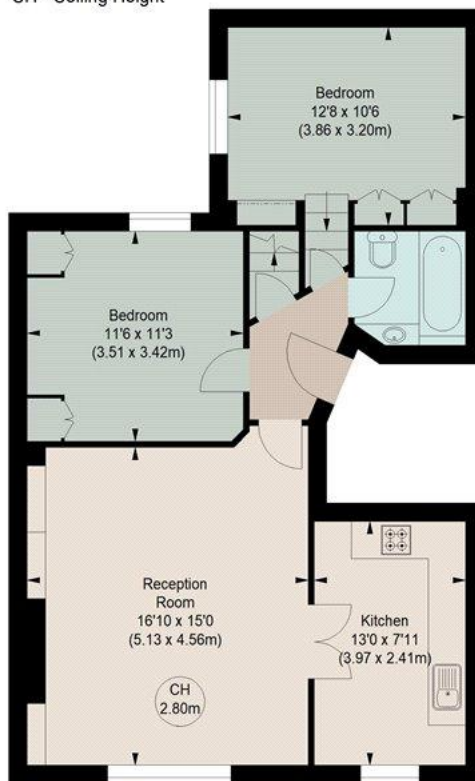


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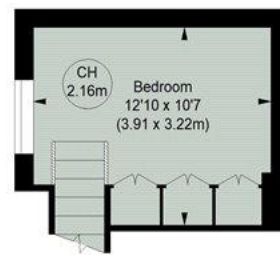
Approximate gross internal area  
853 sq ft / 79.24 sq m



Key :  
CH - Ceiling Height



**FIRST FLOOR**  
(67.01 m<sup>2</sup>)



**SECOND FLOOR**  
(12.20 m<sup>2</sup>)

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             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** N/A

**Ground Rent:** N/A

**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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