



Filmer Road, SW6

£799,950 *Leasehold*

3  1  2 

A well-proportioned three bedroom, two bathroom, split level flat spanning 1045 sq. ft of well-arranged living space.



Fulham & Parsons Green

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DESCRIPTION

The property is arranged over the first and second floor of this period property. On the first floor you enter in a hallway which leads into a kitchen and dining room located centrally, towards the front of the flat is a large and light reception room. There is also a family style bathroom to complete this level at the rear.

On the second floor there are three bedrooms. The two larger bedrooms are well-sized and fitted with a vanity. The smaller of the three is still well sized and would fit a double bed. There is a family style shower room to service the bedrooms along with the bathroom on the first floor.

Included with this property is an undeveloped basement level, fit for storage or redevelopment subject to the usual planning permission. Another bonus to this flat is the addition of a small undeveloped courtyard area to the rear, for its sole use.

Filmer Road is situated within the heart of Fulham and runs between Dawes Road and the Munster Road. The location is well-served by local amenities, including cafés, restaurants, and boutique shops, as well as excellent transport links via the District Line and nearby bus routes. Green open spaces such as Bishops Park and Eel Brook Common are also within easy reach.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Leasehold

Term: 998 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

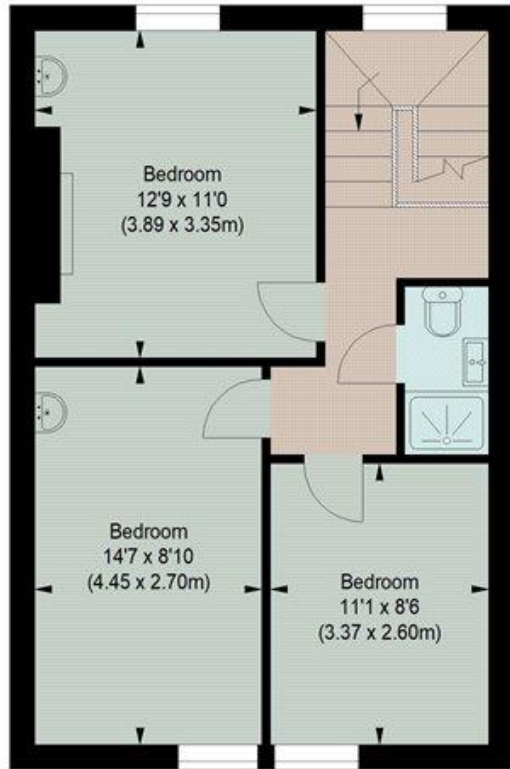
Council Tax Band: F

EPC rating: C

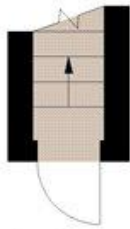
Is the property listed: Property is not listed



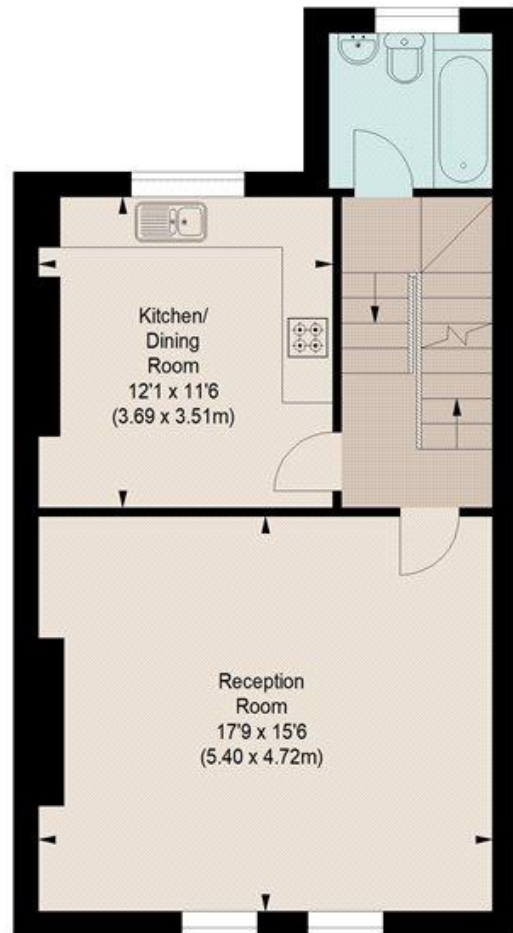
FILMER ROAD, SW6
Approximate gross internal area
1045 sq ft / 97.08 sq m



SECOND FLOOR



**GROUND FLOOR
ENTRANCE**



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.