



RYLSTON ROAD, SW6
£480,000 LEASEHOLD

A fantastic opportunity to acquire this well arranged, split level, 585 sq. ft. one bedroom flat, ideally located in the heart of Fulham with lift access and off-street parking. This charming property boasts thoughtfully designed living space across the second and third floors of a well-maintained building.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

You enter on the second floor to a bright and spacious open-plan kitchen and reception room offering a bay window which floods the room with natural light. A generously sized bathroom with a full-sized bathtub, overhead shower, and modern fittings is also located on this floor, along with useful storage and an entrance hall.

Upstairs, the third floor is dedicated to a large double bedroom with built in storage and excellent floor space and ceiling height.

Positioned on a desirable residential street, Rylston Road offers convenient access to the green spaces of Normand Park and Lillie Road Recreation Ground, as well as local amenities including independent shops, cafes, and restaurants on Fulham Palace Road and Munster Road. Excellent transport connections are close by, with both Parsons Green and Barons Court (District Line and Piccadilly Line) stations within easy reach, offering swift access to Central London.

ACCOMMODATION

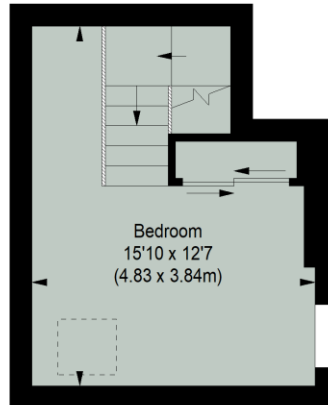
Leasehold 113 years, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Terraced, Upper Floor with Lift, Residents Parking, Modern, Town/City, Purpose Built, Good decoration



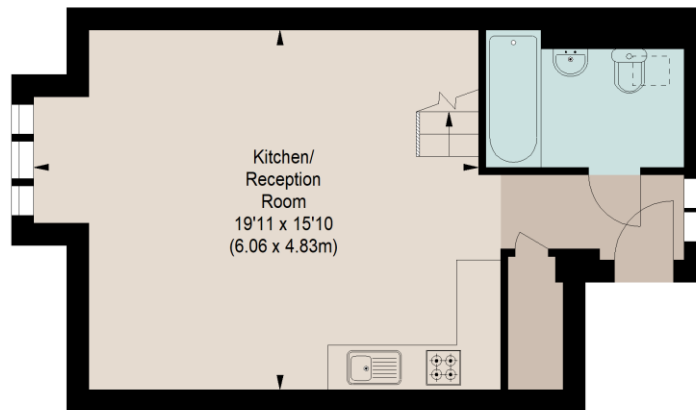
RYLSTON ROAD

Approximate gross internal area
585 sq ft / 54.35 sq m

Key :
CH - Ceiling Height



THIRD FLOOR



SECOND 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.

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	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 113 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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