



## STEPHENDALE ROAD, SW6

£750,000 LEASEHOLD

A beautifully presented two bedroom, two bathroom, mezzanine split-level flat with a private roof terrace, arranged over the first and second floors of this attractive period conversion on Stephendale Road.

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## DESCRIPTION:

The property is accessed via stairs from the ground floor that lead up to a bright and well-proportioned first floor. To the rear lies the principal double bedroom with bespoke built-in wardrobes, and a large newly refurbished ensuite shower room. Here there are stairs that lead down to a communal garden. A second double bedroom, also with fitted storage, is set centrally on this level. The contemporary family bathroom is adjacent to this and is also recently refurbished.

To the front, a generous reception room benefits from high ceilings and a large bay window, creating an welcoming living space filled with natural light. The upper floor mezzanine opens into a kitchen and dining space, thoughtfully designed with ample storage and work surfaces, making it perfect for both everyday living and entertaining. From here, doors lead directly onto a private roof terrace, offering an ideal setting for al fresco dining or relaxation.

Stephendale Road is located within walking distance of Imperial Wharf (overground), Fulham Broadway and Parsons Green (District Lines) tube stations. There are extensive local amenities and restaurants along Wandsworth Bridge Road as well as the green spaces of Eel Brook Common also nearby.









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Approximate gross internal area  
870 sq ft / 80.82 sq m



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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 102 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** D

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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