



## DANCER ROAD, SW6

**£975,000 LEASEHOLD**

A superb three double bedroom, split level flat with a roof terrace, spanning 1,055 sq. ft of well-proportioned living space, with a private roof terrace, on the sought after Dancer Road.

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## DESCRIPTION:

This exceptional property is presented to the market in good condition throughout, offering a turn-key home in a prime location. Set across the second and third floor of this Victorian conversion, there are three double bedrooms, which are served by an expansive and beautiful family bathroom, with a bath and separate walk-in shower. The spacious open plan kitchen and reception room being on the third floor offering a great area for entertaining. The kitchen is well-equipped with space for dining, and there are wooden floors throughout this floor. The roof terrace is located off the half landing with space for a BBQ and seating. There is also a useful storage room located in the communal area of the building.

The location of the property, only minutes from Parsons Green Underground Station (District Line), offers easy access to the extensive amenities of the Fulham Road and Parsons Green areas, including a wide array of local shops, bars and restaurants, as well as to the excellent bus routes running along Fulham Road and New Kings into the West End and Central London.



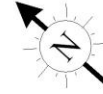






## DANCER ROAD

Approximate gross internal area  
1055 sq ft / 98.01 sq m  
(Including Storage)



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.

**Tenure:** Leasehold

**Term:** 98 year and 6 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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