



ACKMAR ROAD, SW6
£500,000 LEASEHOLD

A fantastic opportunity to purchase this 568 sq. ft, exceptionally light and bright one bedroom flat located in the heart of Parsons Green.

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DESCRIPTION:

This first floor is situated within this well-maintained, purpose built building and offers fantastic well-arranged living space. Upon entering, a central hallway leads into a generous open-plan kitchen and reception room, which spans the full width of the property and benefits from dual-aspect sash windows with impressive ceiling heights of 2.72m.

To the rear of the flat is a well-proportioned double bedroom featuring built-in storage. Adjacent to the bedroom is a modern bathroom featuring a full-size bath with overhead shower, contemporary tiling, and further built-in storage.

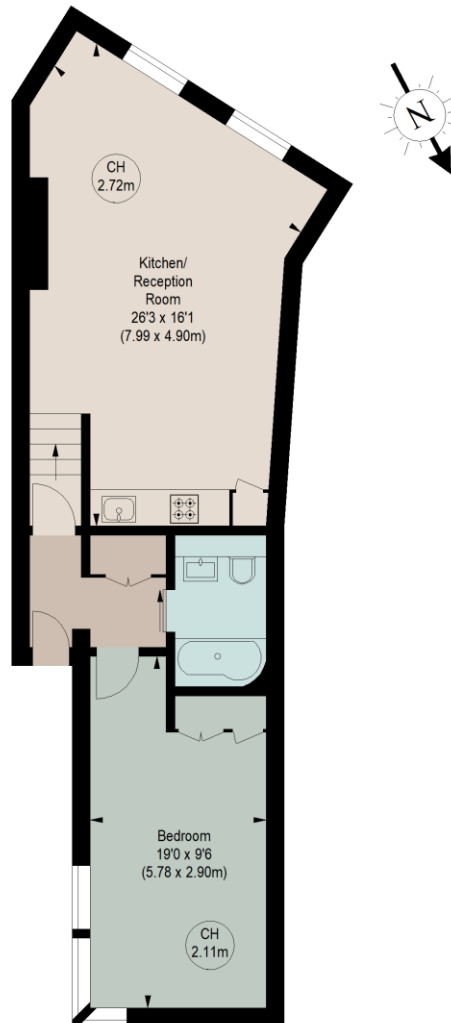
The flat is well located on Ackmar Road, a short walk from Hurlingham Park and the River Thames. It offers easy access to local shops, cafes, and restaurants on New King's Road and Fulham Road. Nearby transport links include Putney Bridge and Parsons Green stations (District Line), providing direct routes to Central and South London.





**BANCROFT COURT,
ACKMAR ROAD, SW6**
Approximate gross internal area
568 sq ft / 52.77 sq m

Key :
CH - Ceiling Height



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.

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

Tenure: Leasehold

Term: 107 years and 11 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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