



WATERFORD ROAD, SW6
£1,595,000 FREEHOLD

A well-proportioned four bedroom house spanning just over 1550 sq ft. in the heart of Fulham.

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

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DESCRIPTION:

The property comprises a wonderfully light and bright double reception room with high ceilings on the ground floor, and French double doors that lead out onto a spacious terrace. There is a bedroom and bathroom on this floor as well. On the lower ground floor there is a separate kitchen and dining, a double bedroom and a conservatory area that leads out to a south-east facing garden. On the first floor is where you will find the master bedroom and another double bedroom, both with built in storage. There is a family bathroom on this floor on access to a rooftop.

Waterford Road is situated off the New Kings Road and is a stone's throw away from Fulham Broadway station and Parsons Green. Neighbouring Chelsea with its extensive shops and restaurants is also within easy walking distance.





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Approximate gross internal area
1575 sq ft / 146.32 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

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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