



HESTERCOMBE AVENUE, SW6
£1,000,000 SHARE OF FREEHOLD

A superb and well-proportioned two double bedroom garden flat located on Hestercombe Avenue, SW6, offering approximately 990 sq. ft. of thoughtfully arranged living space and benefitting from a private garden.

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

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DESCRIPTION:

On entry to the property, there is a central hallway that connects all principal rooms. At the front of the property sits a generous double bedroom with excellent ceiling height, and a square bay window to allow for plenty of natural light. A second double bedroom offers built-in storage and direct access to a lightwell. There is beautiful original cornicing throughout these rooms and an original feature fireplace. A modern family bathroom sits in the middle of the property.

At the rear of the flat is the spacious open plan kitchen and reception room with ample storage space, and direct access to well-kept private patio rear garden via the sliding doors making the space ideal for entertaining, or al fresco dining.

Hestercombe Avenue is a quiet and sought-after residential street in the heart of Fulham, ideally located for the excellent shops, cafés and restaurants of Fulham Road and Parsons Green. The green open spaces of Bishops Park and the River Thames are close at hand, while excellent transport links are available from Parsons Green and Putney Bridge stations (District Line), along with a variety of convenient local bus services.





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Approximate gross internal area
990 sq ft / 91.97 sq m

Key :
CH - Ceiling Height



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

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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