

STURGES
LONDON



Stephendale Road, Fulham

OIEO £875,000 Leasehold - Share of Freehold



- **3 Bedroom, 2 Bathroom Maisonette**
- **West Facing Private Terrace**
- **Approx 1,060 Square Foot (98.5 sq m)**
- **High Specification Renovation**
- **Stunning Kitchen/Reception Room**
- **Generous Built in Storage**
- **New Lease with Share of Freehold**
- **Great Location in popular Sands End**



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This is a beautifully presented three-bedroom, two-bathroom split-level, turn-key property. On a sought-after residential Fulham Road. Recently renovated to an exceptional standard, the property combines modern design with practical comfort.

The flat features a bright and spacious open-plan living area, finished with high-quality materials and thoughtful detailing throughout. The sleek, fully fitted kitchen comes complete with brand-new appliances, which are covered by warranties, providing peace of mind for the next owner.

Three bedrooms offer flexibility for guest accommodation or home office space, while the two modern bathrooms are finished to a high spec and very spacious.

There is a private west-facing terrace on the second floor and Juliet balcony off the first floor bedroom.

Situated in a desirable residential area, the property benefits from excellent local amenities, with the well established Fulham Arms pub less than a minute walk away, plenty of local coffee shops, and Chelsea Harbor Club very close by. Excellent transport links from Imperial Wharf Station, buses from Townmead Road and Wandsworth Bridge Road and the Uber Boat from Chelsea Wharf.

Local Authority: Hammersmith and Fulham

Council Tax Band: E

Lease: Share of Freehold - 999 years

Service Charges: Split of building insurance

Ground Rent: N/A

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Stephendale Road, SW6

Approximate gross internal area
 98.50 sq m / 1060 sq ft
 (Including Eaves Storage)
 Eaves Storage : 6.6 sq m / 71 sq ft

Key :
 CH - Ceiling Height



Ground Floor

First Floor

Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.