

STURGES
LONDON



Fulham Park Gardens, Parsons Green
£450,000 Leasehold



- **Well Presented Lateral 1 Bedroom Apartment**
- **2nd Floor within Attractive End-of Terrace House**
- **Pretty 19' Dual Aspect Kitchen/Reception Room**
- **Quiet Rear Facing Large Double Bedroom**
- **Immaculately Presented Bathroom**
- **Well Located on Extremely Desirable Road**
- **Attractive Open Aspect down Landridge Road**
- **Incredibly Well Located within Parsons Green**

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Fulham Park Gardens, London

An attractive lateral apartment located on the 2nd floor of this substantial converted end-of-terrace house located on a most sought after residential road situated between the Fulham and New Kings Roads in the ever sought after Parsons Green.

The property offers a pretty 19' x 12' open plan dual aspect kitchen/reception room to the front with an appealing aspect looking down Landridge Road towards Fulham Road and a spacious rear facing double bedroom alongside an immaculately presented bathroom. The property also offers the practical benefit of a generous amounts of storage throughout.

The location of the property on this extremely desirable road allows for easy access to the many amenities of both Fulham Road and New Kings Road with their equally extensive choice of boutiques, bars and restaurants.

Parsons Green and Putney Bridge underground stations (District Line) are both nearby as are a range of bus routes running directly into the West End and Central London.



Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: D

Lease: Approx. 94 Years remaining

Service Charges: Approx. £700 pa

Ground Rent: Approx. £10 pa

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Fulham Park Garden, SW6

Approximate gross internal area

45.70 sq m / 492 sq ft

Key :
CH - Ceiling Height



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 whatever 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		69
(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:

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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.