

STURGES
LONDON



Fulham Road, Parsons Green

£1,250,000 Leasehold



- **Amazing Triple Aspect 3 Bedroom Maisonette**
- **South Facing Roof Terrace**
- **Stunning Dual Aspect Reception Room**
- **Large Kitchen/Breakfast Room**
- **Approx 1438 sq ft [134 sq m]**
- **2 Bathrooms : New Lease**
- **Great Location on corner of St Maur Road**
- **Well Located in the heart of Parsons Green**



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A well proportioned three bedroom, two bathroom triple aspect maisonette forming the upper floors of this substantial, recognised building in the Parsons Green area of Fulham.

This extraordinary property, located above the famous Nomad Books on the vibrant Fulham Road, offers approximately 1438 sq ft [134 sq m] of internal accommodation comprising large rooms with large windows pulling in a wonderful surplus of light due to the property's triple aspect and orientation.

The property also provides a lovely private south facing roof terrace and is offered with the benefit of a long, newly issued lease.

The location of the property on the corner of Fulham Road and St Maur Road allows for momentary access to a wide choice of shops, bars, bakeries and pubs lining the Fulham Road as well as the wider Parsons Green area. Transport links are excellent with Parsons Green underground station being located only minutes from the property with some of South West London's most favoured bus routes running along Fulham Road and nearby New Kings Road directly into Central London and the West End.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: F

Lease: Approximately 125 years

Service Charges: To Be Confirmed

Ground Rent: £0

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Fulham Road, SW6

Approximate gross internal area
133.63 sq m / 1438 sq ft

Key :
CH - Ceiling Height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(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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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.

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.