



STURGES
LONDON

Wandsworth Bridge Road, Sands End
£500,000 Leasehold - Share of Freehold



- 2 Bedroom, 2 Bathroom Garden Flat
- Lovely 19' Kitchen/Reception
- South West Facing Private Garden
- Parsons Green Parking Permit
- Approximately 602 sq ft [56 sq m]
- First Floor
- Converted Period Property
- Well Located for nearby South Park



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Wandsworth Bridge Road, London

A spacious and bright 2 double bedroom, 2 bathroom garden flat providing an outstanding 19' open plan kitchen/reception space and a lovely private south west facing garden.

Both bedrooms have ample wardrobe space for storage and are well sized, light airy rooms with high ceilings. There is a guest bathroom and a further en-suite off the master bedroom. The south west facing garden is peaceful and well proportioned - it offers plenty of potential for any green fingered enthusiasts but remains low maintenance in its current condition.

A huge selling point for this property is the residents parking permit that allows you to park on all residential roads on the South Park side of the Wandsworth Bridge Road up to and INCLUDING Parsons Green itself.

South Park is almost on the doorstep which has well maintained netball courts, tennis courts and play area for children. There are a huge host of outstanding nurseries and schools surrounding the property. .

***Price guide: Seller is looking for offer between £500,000 - £550,000**

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: E

Lease: 97 year lease + SHARE OF FREEHOLD

Service Charges: Approx. £800 p.a.

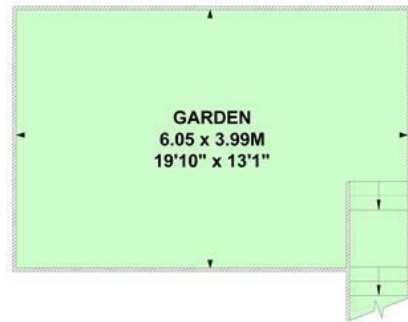
Ground Rent: £0

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Wandsworth Bridge Road, SW6

Approximate gross internal area
55.91 sq m / 602 sq ft

Key :
CH - Ceiling Height



Ground Floor



First 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	73	79
(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.