



STURGES
LONDON

Furness Road, Fulham
£500,000 Leasehold - Share of Freehold



- One Bedroom Garden Flat
- 19' Double Height Reception Room
- Separate Large Kitchen
- Private Patio/Garden
- Private Street Entrance
- 17' Bedroom with Built In Wardrobes
- Approx 636 sq ft [59 sq m]
- Residential Road in Sought After Sands End



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An attractive and fascinating one bedroom garden maisonette extending to approximately 636 sq ft [59 sq m] of internal accommodation across two floors offering an immense amount of internal volume and space. This lovely, light filled property is entered by its own private street entrance leading to a spacious, well equipped kitchen which overlooks, from a gallery, the property's stunning 19' part double height reception room. In addition to this generous entertaining space is a lovely 17' bedroom with full range of built in wardrobes, an attractive adjoining bathroom and a private patio garden.

Furness Road is a highly regarded residential road running off Broughton Road itself running off Wandsworth Bridge Road in the quiet, residential Sands End area of South Fulham. The property is extremely well served by the extensive choice of local shops, bars, restaurants lining both Wandsworth Bridge Road and nearby Fulham Broadway where one finds access to a choice of excellent transport links including Fulham Broadway underground station (District Line). Imperial Wharf overground station is also within easy reach linking into the Central London and the City.

***Price Guide - Vendor is looking for offer between £500,000 - £550,000**

Local Authority: Hammersmith and Fulham

Council Tax Band: E

Lease: Share of Freehold - 995 years remaining

Service Charges: Approx £350 PA

Ground Rent: £0

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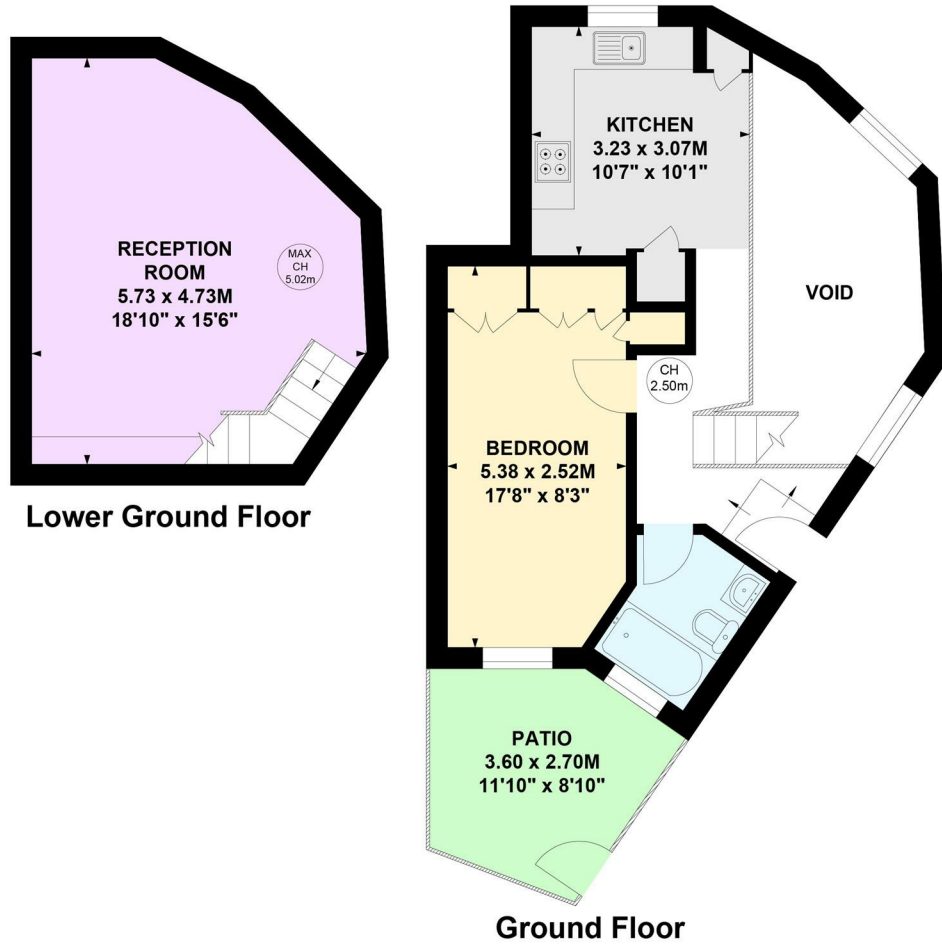
Furness Road, SW6

Approximate gross internal area

59.10 sq m / 636 sq ft

(Excluding Void)

Key :
CH - Ceiling Height



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	75	77
(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.