



FULHAM PARK ROAD, LONDON, SW6
£975,000

Carter Jonas

FULHAM PARK ROAD, LONDON, SW6

The property has sole use of the original front door of the building inside which is a small hall with a large coat cupboard and room for bicycle storage. An original staircase leads to a landing, from which the well equipped kitchen/dining room is accessed along with a WC. A couple of further steps lead up to a wide, bright west-facing reception room with high ceilings and a good-sized double bedroom with fitted wardrobes. There is a half landing between first and second floors giving access to a shower room with basin, WC and a large storage cupboard. The second floor has two further double bedrooms, both with fitted wardrobes, and a principal bathroom with bath, basin and WC.

Fulham Park Road is 0.4 miles walk to Putney Bridge underground (District Line), Parsons Green and its tube Station 0.6miles and is in close proximity to the Hurlingham Club, many shops, bars and restaurants in the area.

AMENITIES

- West Facing Reception Room
- Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Own Entrance
- Share of Freehold

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A FABULOUS 3 BEDROOM, UPPER FLOOR SPLIT LEVEL PERIOD CONVERSION FLAT, OFFERING APPROACHING 1200 SQ. FT OF AIRY SPACE, WITHIN AN IMPOSING SEMI DETACHED HOUSE.

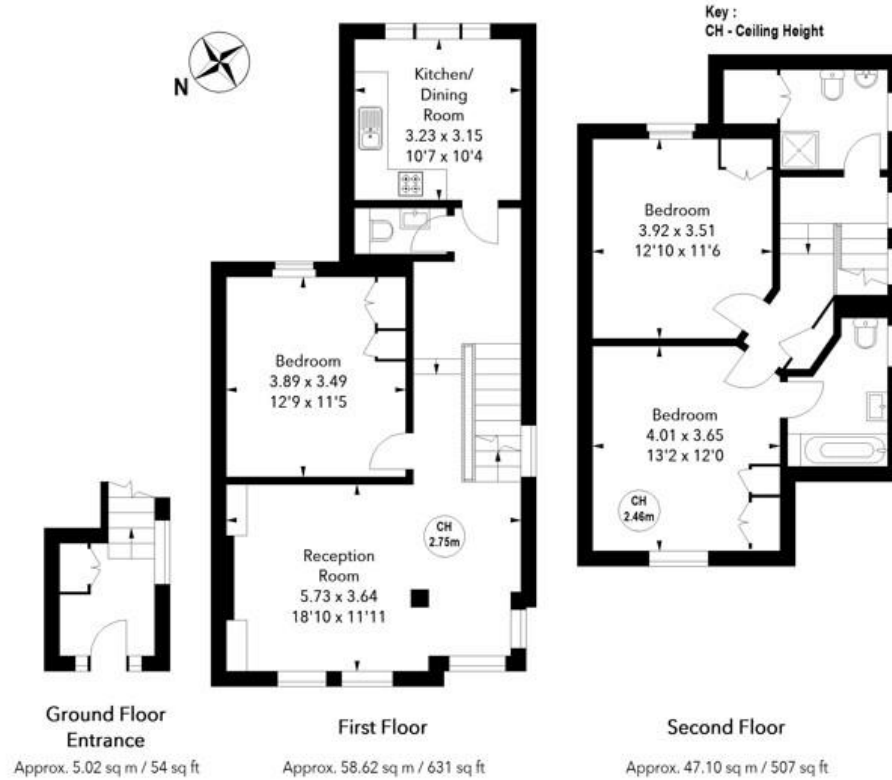


Classification L2 - Business Data



Fulham Park Road, SW6

Approximate Area = 110.74 sq m / 1192 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.