



**SANDILANDS ROAD, SW6**

**£1,000,000 FREEHOLD**

**An immaculate two double bedroom house located moments away from the Wandsworth Bridge Road in Fulham, with potential to extend (subject to the usual planning consents).**

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## DESCRIPTION:

This charming property is beautifully presented over two floors comprising of an open plan double reception room, offering plenty of space for entertaining. There is a separate eat in kitchen with doors leading out onto the garden. On the first floor there are two double bedrooms, both with built-in storage, that are served by a stylish tiled bathroom. The house has potential to extend into the loft to create another bedroom and ensuite, subject to planning.

Sandilands Road is a cul-de-sac just off Wandsworth Bridge Road, only a few moments walk from the variety of shops, restaurants and boutique gyms in that vibrant area. Along with all the further amenities of Parsons Green and Fulham Broadway being within easy walking distance. Fulham Broadway (District Line) is the closest underground station, Imperial Wharf (overground) is also close by and there are numerous bus routes along Wandsworth bridge Road and New Kings Road.









## SANDILANDS ROAD, SW6

Approximate gross internal area

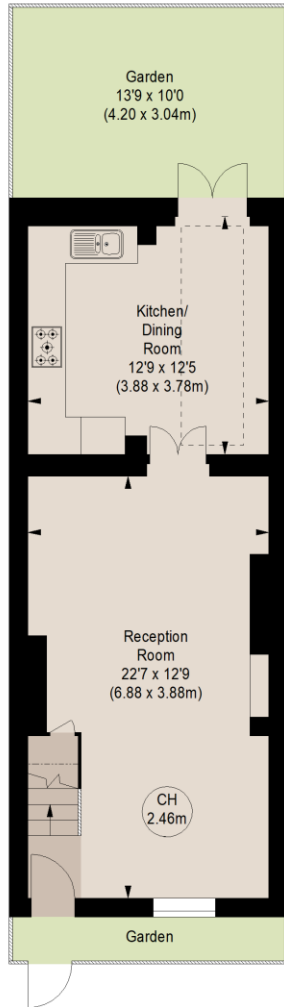
1076 sq ft / 99.96 sq m

(Including Loft)

Loft

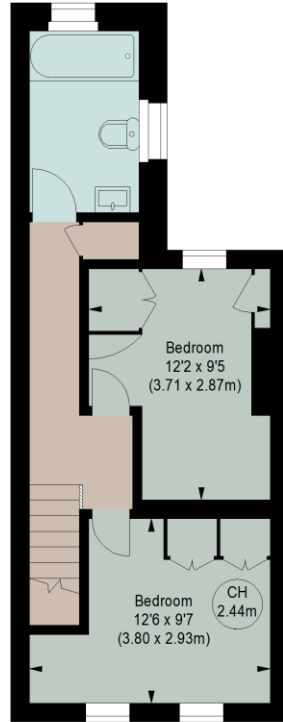
269 sq ft / 24.99 sq m

Key :  
CH - Ceiling Height



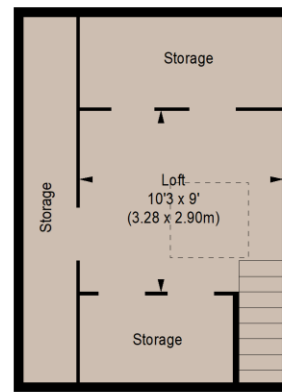
### GROUND FLOOR

(41.57 m<sup>2</sup>)



### FIRST FLOOR

(33.41 m<sup>2</sup>)

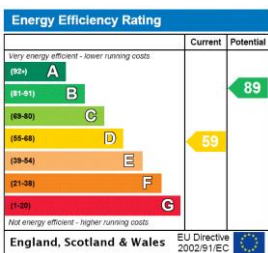


### LOFT

(24.991 m<sup>2</sup>)

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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