



ALLESTREE ROAD, SW6 £525,000 LEASEHOLD

A charming one bedroom flat located in the heart of Munster village, benefiting from an especially large garden with potential to extend (subject to the usual planning consents).

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

The property is on the ground floor spanning over 485 sq. ft. There is a wonderful sitting room which is flooded with natural light and a separate eat-in kitchen with excellent storage solutions. A door off the kitchen opens out onto the garden. The good size double bedroom has a built in wardrobe and is served by a bathroom. There is potential to extend into the side return subject to planning.

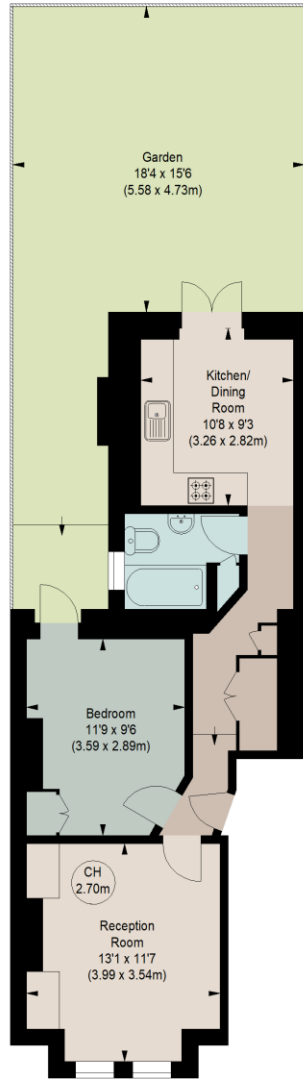
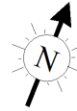
Allestree Road is situated in the heart of the Munster village and has many local amenities and restaurants nearby. Parsons Green and Fulham Broadway are also a short walk away.



ALLESTREE ROAD, SW6

Approximate gross internal area
485 sq ft / 45.06 sq m

Key :
CH - Ceiling Height



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold
Term: Expires - 24/04/2135
Service Charge: £600 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: D

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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