



## WANDSWORTH BRIDGE ROAD, SW6 £725,000 SHARE OF FREEHOLD

A charming two bedroom, split level flat with a roof terrace on Wandsworth Bridge Road.

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## DESCRIPTION

This well presented flat is set over the first and second floor spanning just over 760 Sq. Ft. The first floor comprises a kitchen with a breakfast bar which has a good balance of wall and base units, a large double bedroom with built in wardrobes and a tiled bathroom. There is a second bedroom on the top floor, as well as a spacious reception room ideal for entertaining. The roof terrace is situated off the landing and there is a large loft above the main bedroom.

Wandsworth Bridge Road is ideally located within walking distance of both Fulham Broadway and Parsons Green tube station as well as being a short walk over the bridge to Wandsworth. There are extensive local amenities and restaurants along Wandsworth Bridge Road as well as the nearby hub of Fulham Broadway and green spaces of Eel Brook Common.





# WANDSWORTH BRIDGE ROAD, SW6

Approximate gross internal area

761 sq ft / 70.60 sq m



## FIRST FLOOR

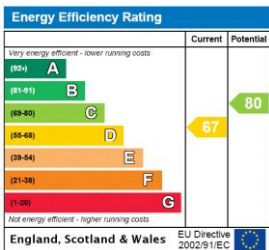
(32.35 m<sup>2</sup>)

## SECOND FLOOR

(38.21 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:** Share of Freehold

**Term:** 999 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £0 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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