



PETLEY ROAD, W6

OIEO £600,000 SHARE OF FREEHOLD

A charming and well presented two bedroom split level flat in the heart of the desirable Crabtree Estate.

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

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DESCRIPTION

The stylish flat consists of two double bedrooms on the ground floor which are served by a shower room. The spacious living area on the lower ground floor has beautiful oak wooden flooring and is perfect for entertaining. There is a well-equipped kitchen which has recently been refurbished with Bosch appliances and lighting to create different moods. This room leads onto the good sized reception room with doors opening out to a small patio. There is also a stylish shower/ utility room (including a washer and dryer) on this floor designed using the Burlington range. The property benefits from significant inbuilt storage throughout.

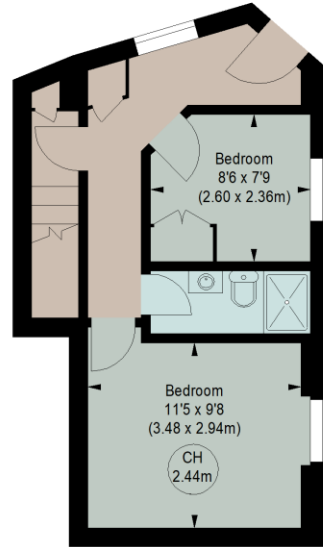
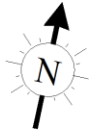
Petley Road runs between Crabtree Lane and Wingrave Road and is a quiet residential street Stones throw from the River, great restaurants like the River Cafe and Sam's brasserie, with a number of local shops like Sam's larder and little Waitrose. It is well positioned for the tube links at both Hammersmith and Barons Court or it's a short bus ride down to Putney Bridge. There are numerous bus routes found on nearby Fulham Palace Road, along with all the local shops and cafes.



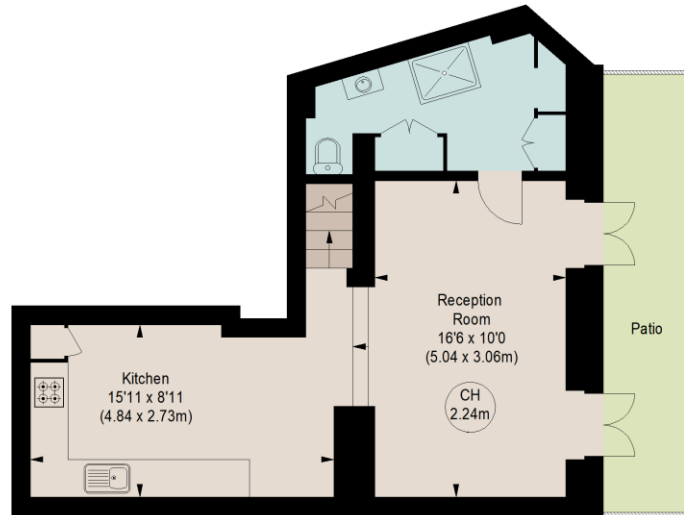
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Approximate gross internal area
774 sq ft / 71.90 sq m

Key :
CH - Ceiling Height



GROUND FLOOR
(30.34 m²)



LOWER GROUND FLOOR
(41.57 m²)

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: n/a

Service Charge: n/a

Ground Rent: n/a

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(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	

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