



## ST GEORGE'S SQUARE, LONDON, SW6

**£425,000 LEASEHOLD**

A well presented two double bedroom, one bathroom split level flat covering just under 700sqft in a modern building just off North End Road.

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

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## DESCRIPTION

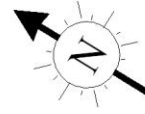
The property offers excellent open plan living with a Juliet balcony on the first floor and the bedrooms situated on the ground floor which are served by a modern bathroom. The property is sold with a long lease and is offered to the market chain free.

Located on North End Road the property is within immediate proximity of local amenities, shops and restaurants and is a short walk away from both Fulham Broadway, West Brompton and West Kensington tube station. There are also several bus routes connecting the property to Central London.

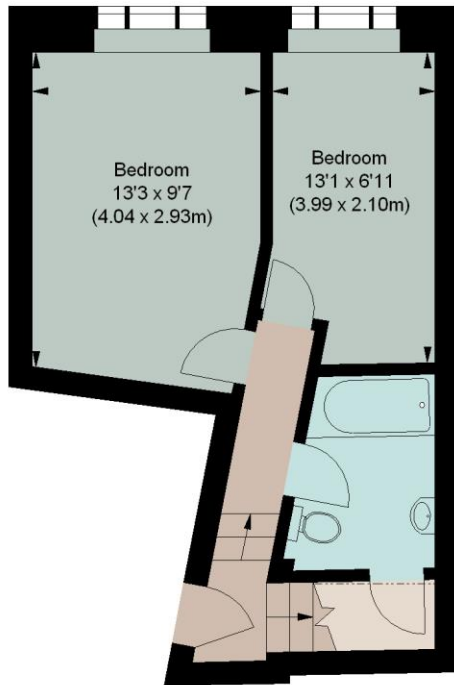


# NORTH END ROAD, SW6

Approximate gross internal area  
677 sq ft / 62.89 sq m

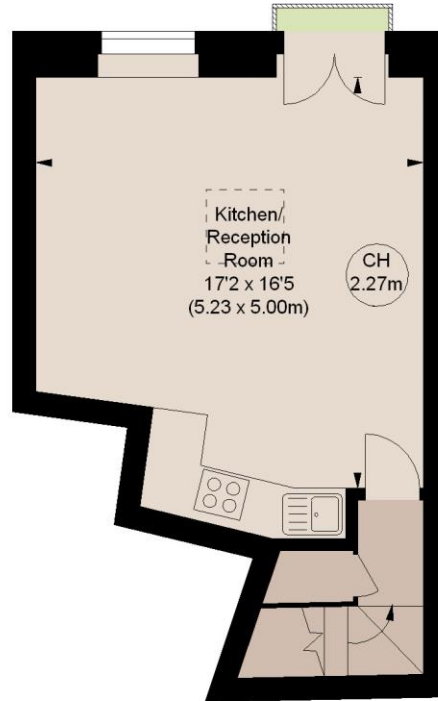


Key :  
CH - Ceiling Height



## GROUND FLOOR

(343 sq ft.)



## FIRST FLOOR

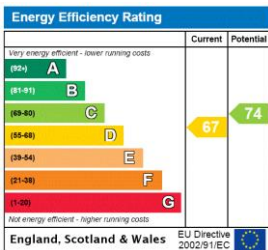
(334 sq ft.)

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.

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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:** Leasehold

**Term:** TBC

**Service Charge:** £725 per annum

**Ground Rent:** peppercorn

**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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