



STEPHENDALE ROAD, LONDON, SW6  
£650,000

Carter Jonas

# STEPHENDALE ROAD, LONDON, SW6

A fantastic opportunity to get on the property ladder in Fulham! Located in the popular Sands End, this 2 bedroom garden flat offers well presented & convenient living comprising 2 double bedrooms with built in wardrobes, bathroom, modern fitted kitchen leading to reception room (flexible space, can be modified), and a private garden at the rear.

The flat is located at the Northernmost End of Stephendale Road, 1.2 miles from Fulham Broadway Underground and 0.94 miles from Parsons Green Underground. The area is well serviced by local bus routes, and the popular amenities of the Wandsworth Bridge Road and New Kings Road are nearby.

**A GREAT OPPORTUNITY TO BUY A 2 BEDROOM GARDEN FLAT IN THE EVER POPULAR SANDS END.**



## AMENITIES

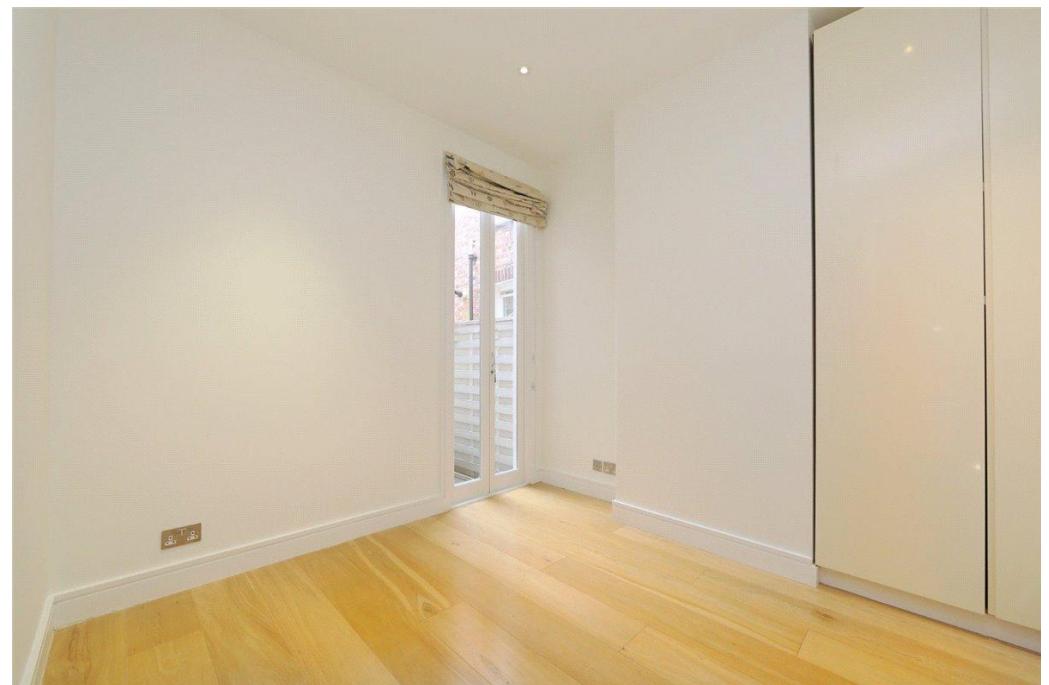
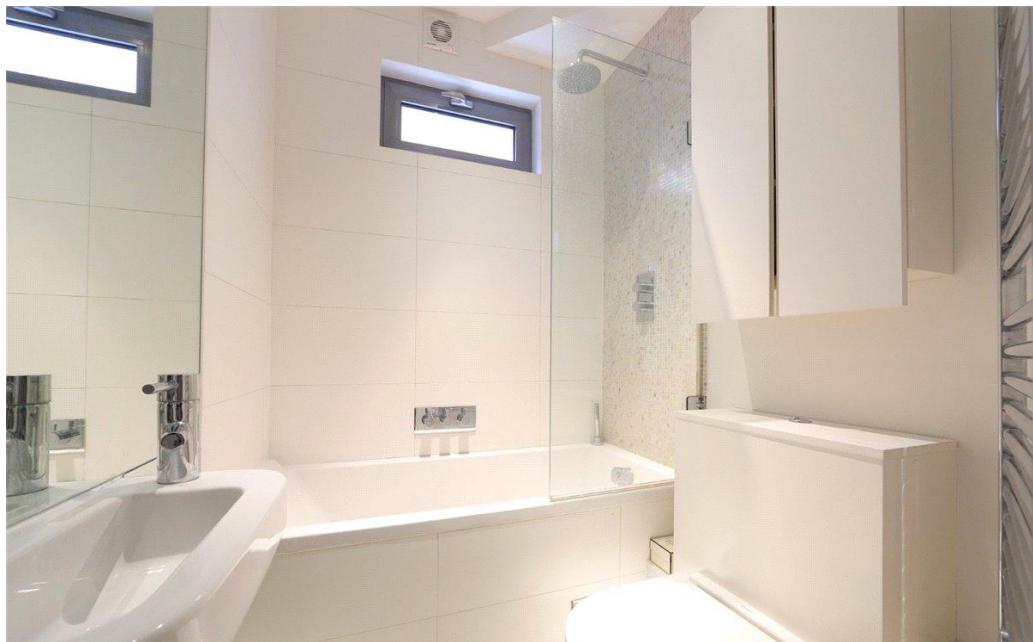
- Garden Flat
- Fitted wardrobes
- Modern Kitchen
- Flexible living space
- 2 double bedrooms

## TENURE Leasehold

Seller will grant a lease extension to 999 years to the incoming buyer. Current lease expires 2110.

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND D**

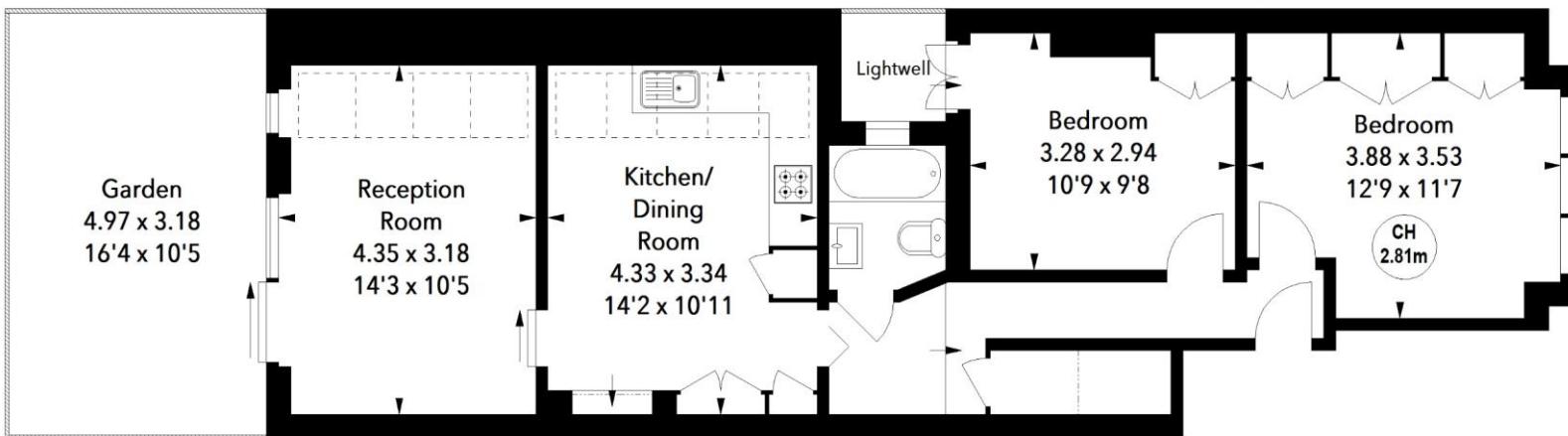


Classification L2 - Business Data

## Stephendale Road, SW6

Approximate Area = 64.29 sq m / 692 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	77
EU Directive 2002/91/EC			

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### IMPORTANT INFORMATION

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