

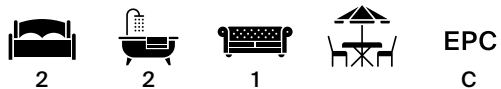


Munster Road, Fulham, London SW6



Munster Road, Fulham, London **SW6**

The flat offers an array of benefits, the most obvious being a footprint of more than 900 square feet. The entire flat is so well appointed and arguably the best layout a top floor flat can offer. The whole area feels exceptionally light and spacious, with a sizeable open-plan living kitchen space. The kitchen is clean and modern, and the layout gives enough room to dine and entertain comfortably. Two additional bedrooms with one en suite occupy the remaining space within the rear addition and the loft space. A separate bathroom perfectly services the first floor. Finally, adding a roof terrace really sets off this flat for being an all-year-round proposition. Clean and easy to maintain, it's perfect for a glass of wine on a summer's evening.



Guide price: £850,000

Tenure: Leasehold: approximately 114 years remaining

Service charge: £357.70 per annum, reviewed every year, next review due 2024

Ground rent: £10 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Hammersmith and Fulham

Council tax band: D



Location

The property is within easy reach of the extensive and wide-ranging amenities of Fulham Road, which is located a short walk from the property. Only marginally further afield are the open spaces of Bishops Park, Fulham Palace, Hurlingham Park and Parsons Green, as well as the walks along the Thames Path. The local transport links are excellent, with several bus routes into Central London and the West End running along nearby Fulham Road in addition to the easy access to nearby Parsons Green Underground station (District Line).



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Approximate Gross Internal Area
84.86 SQ.M / 913 SQ.FT

(EXCLUDING REDUCED HEADROOM/EAVES)

REDUCED HEADROOM/ EAVES 7.45 SQ.M / 80 SQ.FT
INCLUSIVE TOTAL AREA 92.29 SQ.M / 993 SQ.FT

This plan is for guidance only and must not bawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated March 2023. Photographs and videos dated March 2023.
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