



Coniger Road, Fulham SW6



Coniger Road

Fulham SW6

A splendid split-level apartment within a distinctive Lion house tucked away in the esteemed Peterborough Estate, particularly noteworthy as most properties in the area are houses.

This beautifully presented first and second floor apartment was renovated throughout by the current owners during 2019 and 2020.

Upon entry at the first-floor level, you're welcomed by a generously proportioned open plan kitchen and reception room, bathed in natural light, and featuring a charming small balcony, alcove storage and feature fireplace.



Guide price: £1,250,000

Tenure: Leasehold: approximately 99 years remaining

Ground rent: £75.00 per annum, next review due 2031

Local authority: Hammersmith and Fulham

Council tax band: E



Towards the rear lies a spacious double bedroom and a well-appointed bathroom.

Ascend to the second floor via the impressive staircase, where you will discover the standout feature of this unique apartment, the spacious principal bedroom suite. Complete with ample built-in storage, an en suite bathroom, and a Juliet balcony.

Coniger Road is nestled in the esteemed Peterborough Estate, a prime location 0.2 miles from the green space of Parsons Green and 0.3 miles from the scenic Eel Brook Common. Residents benefit from a diverse range of local amenities and dining options lining the charming streets of New Kings Road and Parsons Green.

For transport links, Parsons Green underground station is 0.3 miles and provides District line service into Earls Court, central London and beyond. The area benefits from a number of bus routes running on New Kings Road, Fulham Road and Fulham High Street.





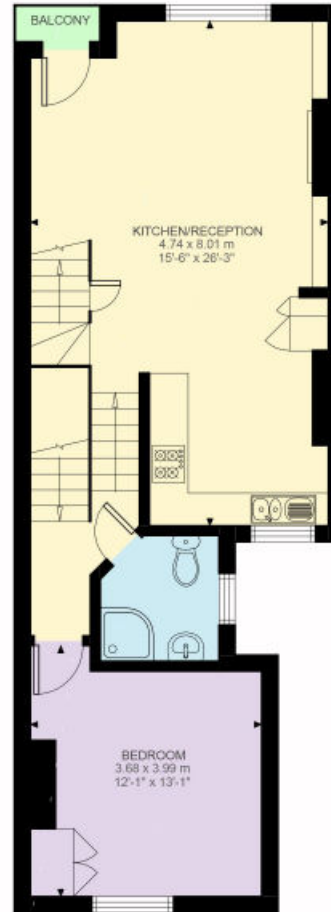
Coniger Road, SW6

Approximate Gross Internal Area
93.05 sq m / 1,002 sq ft

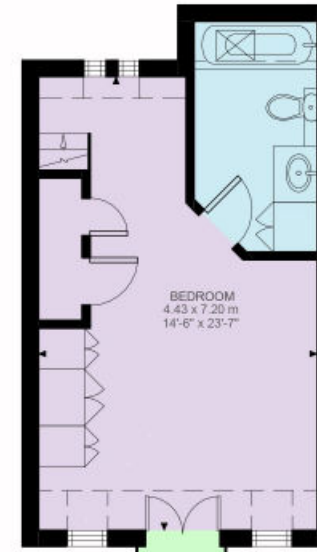
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Entrance To First Floor
16 ft²



First Floor
620 ft²



Second Floor
365 ft²

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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 April 2024. Photographs and videos dated March 2024.

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