



NEW KINGS ROAD




London SW6





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Overlooking Parsons Green, this beautifully finished apartment offers light, space and contemporary comfort in one of Fulham’s most desirable spots.

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Local Authority: Hammersmith and Fulham

Council Tax band: E

Tenure: Leasehold, approximately 95 years remaining

Ground rent: £150 per annum\*

Service charge: £4,671 per annum\*

Guide price: £1,000,000





## SITUATED IN THE HEART OF PARSONS GREEN

Situated on New Kings Road, moments from the green spaces of Parsons Green and Eel Brook Common, this home offers the best of local living.

Enjoy Hally's Coffee for your morning brew, Waitrose for everyday essentials, and the vibrant cafés and boutiques of Parsons Green—all right on your doorstep.

For transport links, Parsons Green underground station offers access into Earls Court, Edgware Road and the wider city. The number 22 bus has a bus stop nearby, with additional bus routes available on Fulham Road.







## TRIPLE-ASPECT WINDOWS AND GENEROUS PROPORTIONS

Positioned on a corner plot overlooking Parsons Green, this first-floor apartment in St Dionis House benefits from extensive natural light through its triple-aspect windows. Extending to approximately 1,100 sq ft, the property features a wide entrance hallway and high ceilings, enhancing the overall sense of space and style.

The accommodation is arranged to provide an efficient layout suitable for modern living, with a separate utility room keeping life organised, so the living spaces remain calm and clutter-free. The high ceilings amplify the sense of openness, while the layout flows seamlessly for both everyday comfort and entertaining. The heart of the home is a well-proportioned kitchen-dining room, with spacious reception area. There are two generously sized bedrooms, each with fitted storage, together with two contemporary bathrooms.

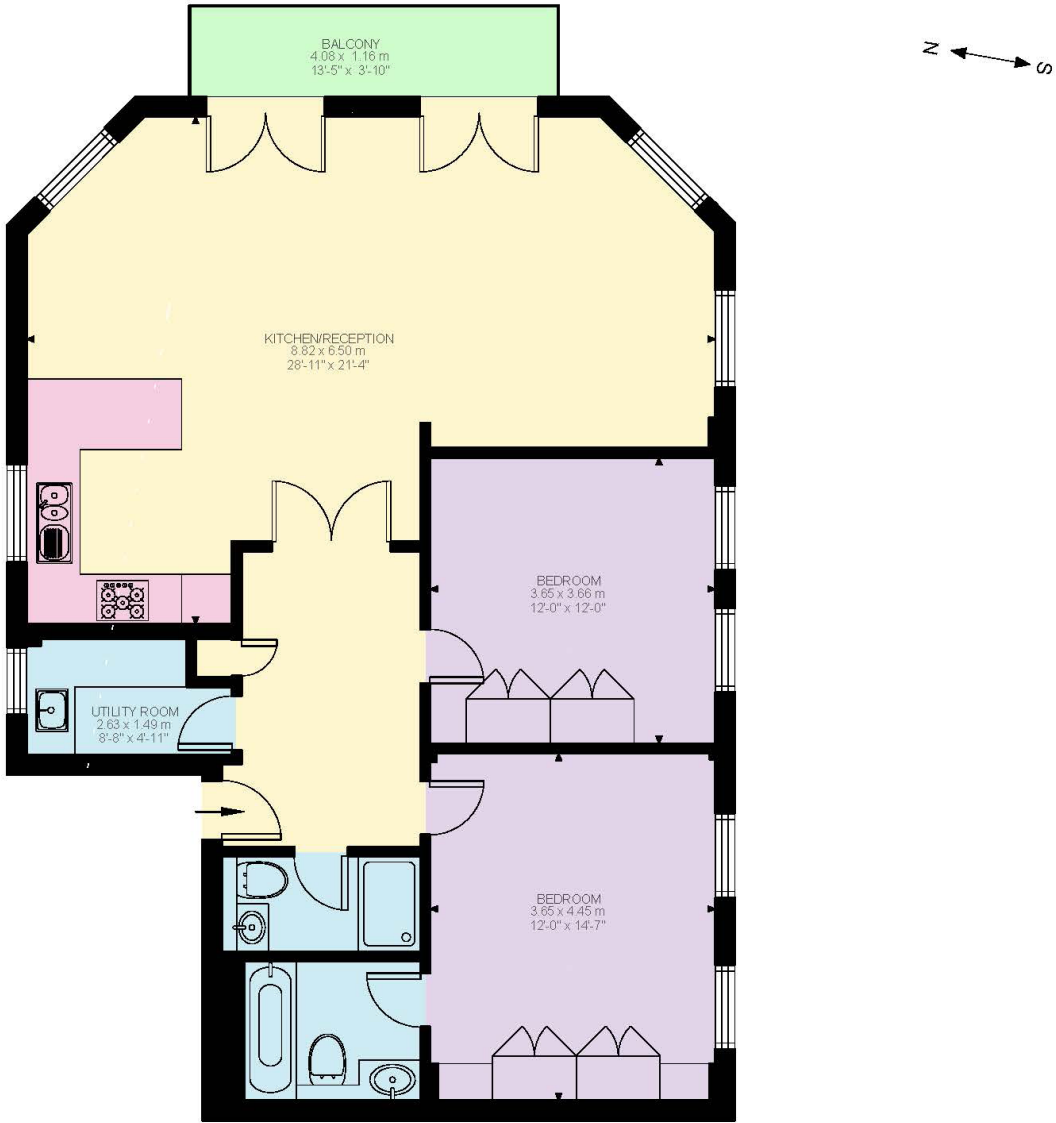
Every detail whispers quality, from the proportions to the finishes. And then there's the view—Parsons Green stretching out before you, a reminder that you're in one of Fulham's most desirable spots. Cafés, boutiques, and green spaces are just moments away, yet inside, it feels like your own private retreat.

\*PLEASE NOTE - we have not been able to confirm the review period or the next review date for the Service Charge and Ground Rent. You should ensure you or your advisors make their own enquiries.

In addition to the annual Service Charge there is an annual payment of £1,900 which is for the sinking fund.

Service charge covers repairs and maintenance (internal & external), cleaning of common areas, gardening, property insurance and principal management fees.





First Floor  
1067 ft²

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 99.12 sq m / 1067 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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