



LANDRIDGE ROAD, LONDON, SW6
£400,000

Carter Jonas

LANDRIDGE ROAD, LONDON, SW6

A beautifully presented 2nd floor flat with garage. This purpose-built block is set in tranquil communal gardens away from the road. The property features a double bedroom with fitted wardrobes, immaculately refurbished bathroom, well equipped kitchen with a pantry and good sized reception room.

Landridge Road runs off Fulham Road and is conveniently located near to the popular shops and restaurants on Fulham Road and New Kings Road. The nearest tube stations are Putney Bridge (District Line) 0.4 miles and Parsons Green (District Line) 0.6 miles.

AMENITIES

- Bright 2nd floor flat
- 1 Bedroom
- 1 Bathroom
- Spacious reception room
- Kitchen
- Garage
- Off street parking
- Communal gardens

TENURE Leasehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A RARELY AVAILABLE 2ND FLOOR FLAT WITH GARAGE IN THIS POPULAR PURPOSE BUILT BUILDING, IDEALLY LOCATED JUST OFF THE FULHAM ROAD, MOMENTS FROM PUTNEY BRIDGE (0.4MILES) AND PARSONS GREEN (0.6miles) TUBE STATIONS.



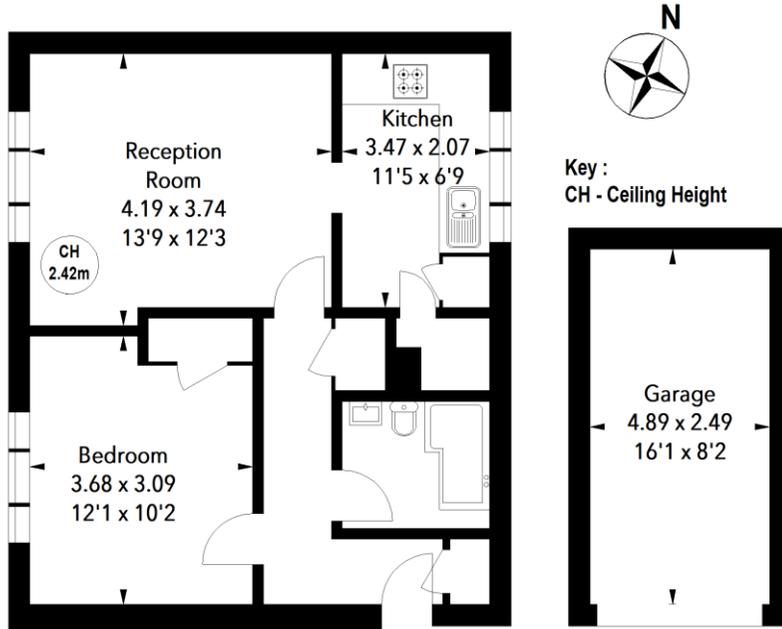


Classification L2 - Business Data

Romilly Court, SW6

Approximate Area = 48.68 sq m / 524 sq ft
(Excluding Garage)

Garage Area = 12.26 sq m / 132 sq ft



Second Floor

(Not shown in actual location / orientation)

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		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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