



**JAMES
ANDERSON**



FOR SALE

£1,000,000

New Kings Road, London, SW6

Nestled in the desirable area of Fulham, this charming three-bedroom terraced house on New Kings Road presents an excellent opportunity for both families and investors alike.

This property holds significant potential for further development, with the possibility to extend on the ground floor and utilise the loft space, subject to planning consent. Additionally, there is the exciting option to convert the house into two flats, making it an attractive investment opportunity.

The ground floor accommodation comprises a cellar, two reception rooms, a double bedroom and a kitchen. Upstairs are three good sized bedrooms and a bathroom. The main bedroom benefits from direct access to a private balcony.

Situated just moments from Putney Bridge underground station and Parsons Green, residents will benefit from excellent transport links and a vibrant local community. The absence of an onward chain simplifies the buying process, allowing for a smooth transition into your new home.

-  Three bedrooms
-  Option to convert into two flats (STPP)
-  One bathroom
-  Just moments from Putney Bridge Underground and Parsons Green
-  One reception room
-  EPC rating E/ Council tax band F/ Freehold
-  Parquet flooring throughout the ground floor
-  No onward chain
-  Huge potential to extend on the ground floor and loft space (STPP)
-



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

New Kings Road

Approximate Gross Internal Area = 1348 sq ft / 125.1 sq m
 (Excluding Store)
 Store = 11 sq ft / 1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 54 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

