



Book a Viewing
Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

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Asking Price
£650,000
Leasehold

Flat 2, 166 Wandsworth Bridge Road, London, SW6 2UQ



<http://www.clarkesestates.co.uk>

01243 861344



What the agent says... “,,

This 3-bed apartment is conveniently located with a wide selection of local shops, cafés, restaurants and everyday amenities directly on the door step. Parsons Green Underground and Imperial Wharf (Overground) stations are approx. 800 metres away.

Families are particularly well served for local schooling with Langford Primary School at 300 metres, and both Sullivan Primary School and The Hurlingham Academy within 500 metres.

The property is situated over the 2nd and 3rd floors and the accommodation comprises, hall stairs and landing, a large main bedroom with two built in wardrobes, a second double bedroom with wardrobe, a 3rd single bedroom and a bathroom that is fitted with attractive tiling and inset mirror. The suite is a modern white set and there is a shower over the bath.

Stairs lead on to a half landing and window, and the principal reception which comfortably holds a sofa suite, a good sized work-desk and chair, dining table for six, and a well presented kitchen with a neat ceramic sink & drainer & traditional mixer tap. A built in oven, hob and recycler and finally a larder cupboard which is convenient for placing a tall fridgefreezer.

Other features include double glazed sash windows, central heating and eaves storage. The property is a quirky and highly desirable apartment. Viewings are recommended.

Material Information:

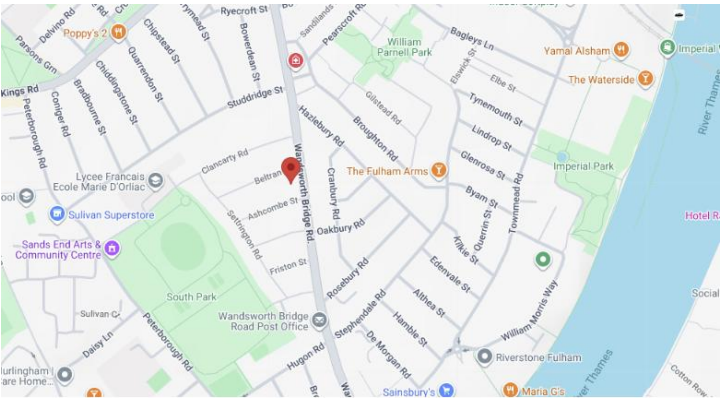
Council Tax: Hammersmith and Fulham Band D
Property Type: Apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: None
Restrictions: None

On 19/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	295 mbps	46 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bedroom apartment
- Arranged over 2 floors
- Sash windows
- Close to local amenities
- No forward chain
- 300 metres from Langford Primary School



Accommodation

LEASE DETAILS

The existing lease has approx. 82 years remaining. The annual Ground Rent is £100. The current years insurance contribution is £382.90 per year. Maintenance of the common parts are split at 50% on an as / when required basis. The property holds direct responsibility for the roof. Should you proceed to purchase obligations for annual and maintenance charges should be checked by your conveyancer.

Reception/Kitchen - 5.68m x 4.93m (18'7" x 16'2")

Bedroom 1 - 3.11m x 4.01m (10'2" x 13'1")

Bedroom 2 - 4.06m x 2.09m (13'3" x 6'10")

Bedroom 3 - 3.47m x 1.74m (11'4" x 5'8")

Bathroom

