



STURGES
LONDON

Drive Mansions, Fulham
£675,000 Leasehold - Share of Freehold



- **Newly Redecorated 2 Bedroom Raised Ground Floor Apartment**
- **Lovely 15' x 15' Reception with Period Features**
- **Sleek, Contemporary & Well Equipped Kitchen**
- **2 Large Double Bedrooms with Built In Wardrobes**
- **Approx. 723 Sq ft [67 sq m]**
- **Chain Free / Perfect for FTB or Downsizing**
- **South Facing Communal Gardens / Porter**
- **Sought After Mansion Building in Parsons Green**



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A newly redecorated 2 bedroom apartment situated on the preferred raised ground floor of this highly desirable redbrick mansion building located behind a carriage drive off the Fulham Road in the Parsons Green area of Fulham offering approximately 723 sq ft [67 sq m] of lateral accommodation.

This "turnkey" property offers superb, practical living accommodation, typical of mansion flat of the late Victorian period, with a wonderfully well proportioned 15' x 15' reception room with high ceilings, ornate period tiled fireplace, an attractive square bay window and lovely wide plank wooden floors. The flat also offers separate modern, in both age and style, kitchen with full range of integrated appliances, including 600mm wine/fridge, with extensive work surfaces and underunit lighting.

The two bedrooms are both large, spacious rooms with full height solid wood wardrobes. There is also an attractive, modernised non-internal bathroom.

Ownership of the property provides access to extensive south facing communal gardens comprising lawns and shrubs providing something of an oasis for residents. There is also an onsite porter.

The location of the property in this quiet corner of Fulham allows for momentary access to the shops, bars & restaurants of the Parsons Green and Bishops Park areas as well as to both Parsons Green & Putney Bridge underground stations (District Lines).

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: D

Lease: 970 years + & **SHARE OF FREEHOLD**

Service Charges: Approx. £500 per quarter

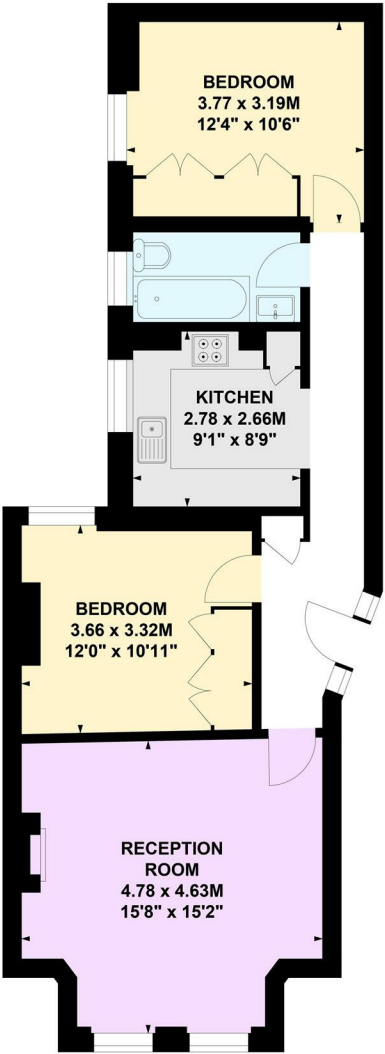
Ground Rent: £0

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Drive Mansions, SW6

Approximate gross internal area
67.16 sq m / 723 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

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		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.