



# The Square, Parsons Green Lane, Fulham, SW6

Guide Price: £700,000



# The Square, Parsons Green Lane, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 950 square feet, is this two bedroom, two bathroom flat arranged above commercial premises. The third floor flat is well proportioned and comprises a spacious living room facing west, ensuring plenty of natural light and also provides enough space for a dining area. There is a U-shaped kitchen, which includes integrated appliances. There are two double bedrooms, the principal bedroom has built-in wardrobes and an en-suite shower room. There is a second bedroom, a family bathroom and an additional storage cupboard. The flat also benefits from an allocated parking space.

The property is ideally located in the heart of Parsons Green, just moments away from the tube station and a plethora of local shops and restaurants on your doorstep.

Parsons Green station is a stone's throw away and is on the District Line.





## Property Features:

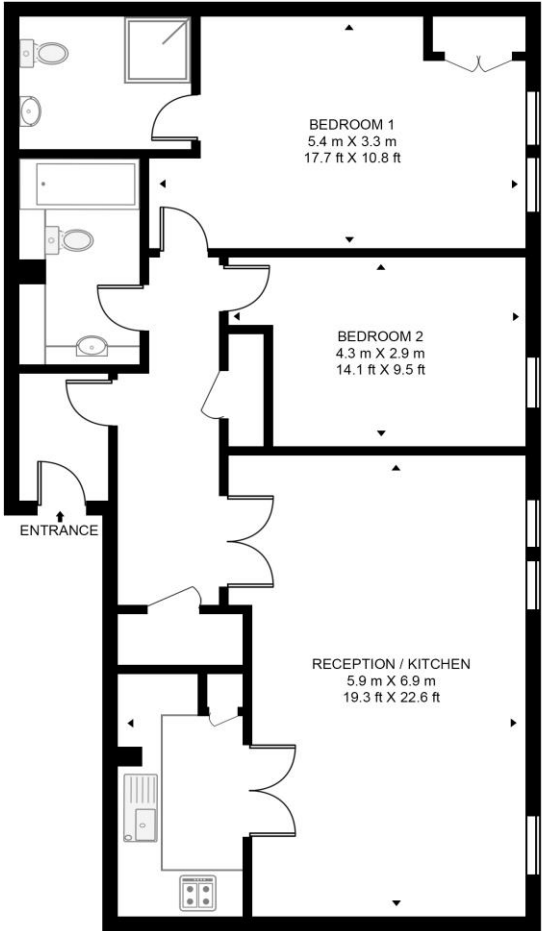
- Two Bedrooms
- Two Bathrooms
- Third Floor
- 950 Square Feet (Approx.)
- Allocated Parking Space
- Shops and Restaurants Nearby
- Parsons Green Station (District Line) - 230 Feet Away



# The Square, Parsons Green Lane, Fulham, SW6



**THE SQUARE, 61 PARSONS GREEN LANE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 950 SQ.FT (88.3 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£700,000
Tenure:	Leasehold Expires 23/06/2123 Approximately 97 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,396.00 (per annum) for the year 2026
Anticipated Rent:	£3,500.00 pcm Approx. 6.0 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

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