

Studdridge Street

London - SW6

Guide Price £1,350,000

HardingGreen



3/4 Bedrooms

2 Reception Rooms

2 Bathrooms

Roof Terrace

HARDINGGREEN.COM

Description



This light and spacious 3 bedroom (master en-suite), upper maisonette on Fulham's sought after Peterborough Estate is entered on the ground floor and set over the first and second floors of a stunning period property, with share of freehold. It boasts a bright reception room, dining room, separate kitchen, two bathrooms and a superb south facing terrace.

NB: There were differences with the owner of the ground floor flat in relation to noise, which were easily resolved by keeping the first floor carpeted. There was also a small issue in relation to accessing the gas meter and both points have been resolved.

Situation

Studdridge Street is one of the best streets on the Peterborough Estate, Fulham. It is perfectly positioned 0.4 miles to Parsons Green (District Line), 0.2 miles to South Park, 0.4 miles to Hurlingham Park and only 0.2 miles to Wandsworth Bridge Road for excellent bus connections.

Excellent Schools are a standout feature of this salubrious area. These include Lady Margaret, Thomas's of Fulham, Kensington Prep and Fulham Cross which are all a short walk away.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Studdridge Street, SW6

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft
 (Including Reduced Headroom)
 Reduced Headroom = 4.1 sq m / 45 sq ft
 Total = 109.4 sq m / 1177 sq ft
 (Excluding Reduced Headroom)



Ground Floor First Floor Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2020 hello@london58.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

t – 0203 375 1970

e – info@hardinggreen.com

16 Kensington Court Place, London, W8 5BJ

HardingGreen