

 Willmotts

FLAT 18 BURLINGTON GARDENS LONDON SW6



Attractive top floor flat for sale with plenty of natural light and a sunny southwest facing balcony.

This lovely property has been recently decorated, has new flooring throughout and would be perfect for a single person or a couple. The living area is spacious, with plenty of room to relax as well as space for a dining table.

The kitchen is well equipped and has a good amount of workspace and units. The bathroom has a WC, bath with shower fitting and separate sink.

Other highlights of this property include a gas boiler, SKY Q-enabled, central heating and double glazing throughout. The communal areas are very welcoming and secure with an Entryphone to each flat.

The location is great for transport. Putney Bridge Underground (District Line) is a few minutes walk away. Bus routes nearby connect with Hammersmith, Putney, Fulham Broadway, Kings Road, Chelsea, South Kensington and Knightsbridge. The surrounding amenities include the River Thames tow path, Bishops Palace & Park and tennis courts. There are many restaurants to enjoy on the nearby Fulham Road and New Kings Road. Viewings available call 020 8222 9958

Tenure: Leasehold | Ground Rent: £250 (rising)

Service Charge: Circa £1770 per annum

EPC - C

Council Tax Band: D

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

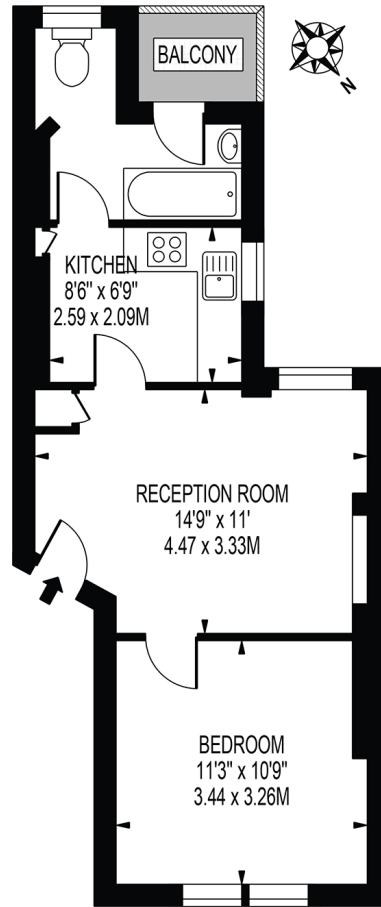




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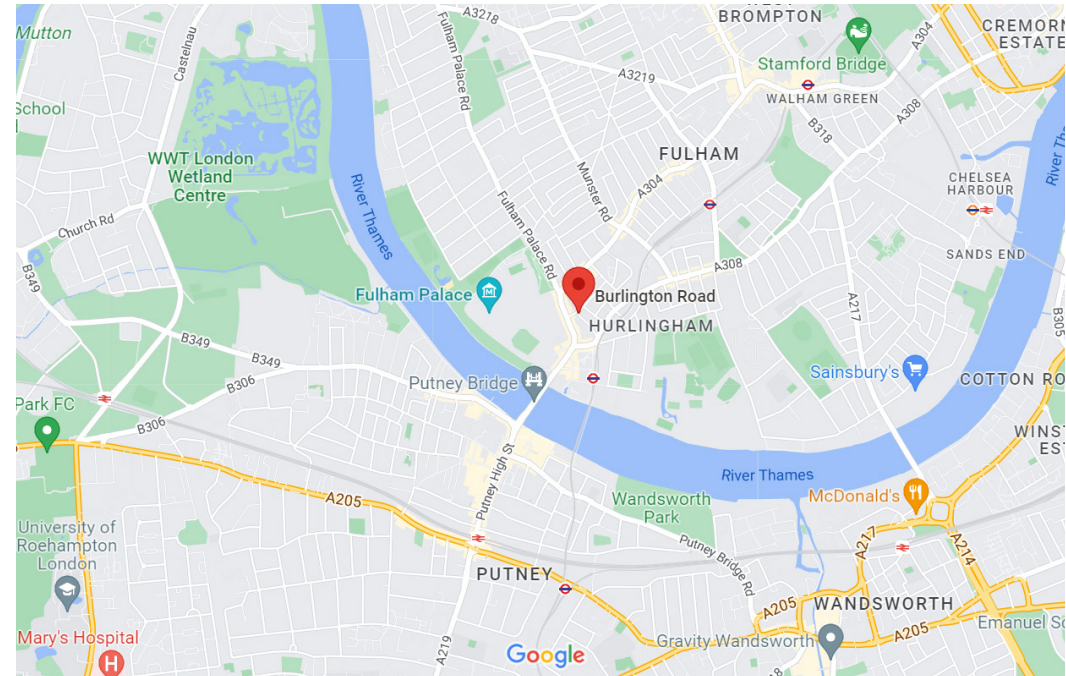
BURLINGTON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 401 SQ FT - 37.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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