



CHATTERTON | REES



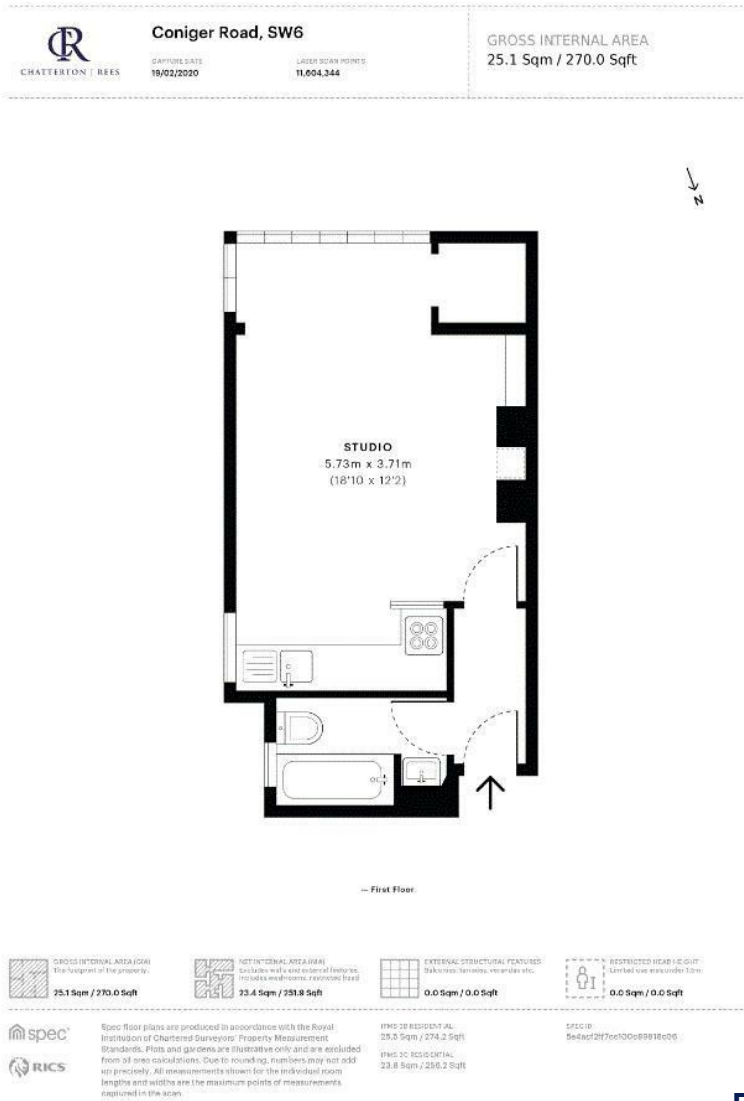
45 Coniger Road, London, SW6 3TB
£329,000

A truly charming first floor studio apartment in the heart of Parson Green.

This lovely studio apartment is situated in an impressive Lion House in Parsons Green. Entering on the first floor, the apartment is to the rear of the building with gorgeous period windows overlooking a leafy green neighbouring garden. The property has a large studio room with ample storage, a built in kitchen with fridge freezer and electric hob, The bathroom has an over the bath shower and is modern and bright.

Coniger Road is one of the most sought after roads in Parson Green as it is just a few moments walk from Parson Green itself and the Underground Station for the District Line.

Floor Plan



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
25.1 Sqm / 270.0 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and extent of fixtures, fittings and other permanent build.
23.4 Sqm / 251.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED ACCESS (EQU)
Limited use enclosures etc.
0.0 Sqm / 0.0 Sqft

Spec Floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured on the scan.

IPMS 10 RESIDENTIAL
25.5 Sqm / 274.2 Sqft

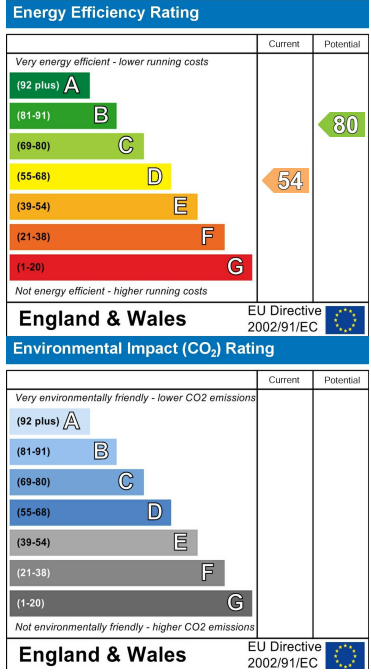
IPMS 10 COMMERCIAL
23.8 Sqm / 256.2 Sqft

SPEC ID:
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Area Map



Energy Efficiency Graph



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