



CHATTERTON | REES



Flat A 74 Stependale Road, London, SW6 2PG  
Asking price £799,000





# Flat A 74 Stephendale Road

London, SW6 2PG

- 2 Bedrooms
- Open Plan Kitchen/Reception
- Private Garden
- 2 Bathrooms
- Outside Office
- EPC Rating C

Welcome to this charming property located on Stephendale Road in the heart of London, SW6. This delightful flat boasts a perfect blend of modern comfort and historic charm, set within a property dating back to the early 1900s.

Upon entering, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing after a long day. The property features two bedrooms, ideal for a small family or those in need of a guest room or home office.

The two bathrooms, one of which is an ensuite, provide convenience and privacy for residents and guests alike. The open-plan kitchen and reception area offer a seamless flow, creating a warm and inviting atmosphere throughout the flat.

One unique feature of this property is the outside office, providing a quiet and separate space to work from home or pursue hobbies without distractions. Additionally, the private decked garden offers a tranquil escape from the hustle and bustle of city life, perfect for enjoying a morning coffee or hosting summer gatherings.

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## Directions

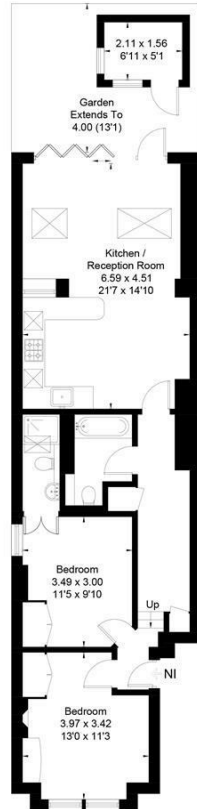
Stephendale Road is a quiet residential street situated within walking distance to the transport links at Parsons Green, Fulham Broadway and Imperial Wharf. River Taxis to The City leave from Chelsea Harbour Pier which is close by. The beautiful Thames Path, and the shops and eateries on Wandsworth Bridge Road and in Parsons Green, are all a short walk away.





## Floor Plans

Approximate Floor Area = 72.1 sq m / 776 sq ft  
 Outbuilding = 3.2 sq m / 34 sq ft  
 Total = 75.3 sq m / 810 sq ft

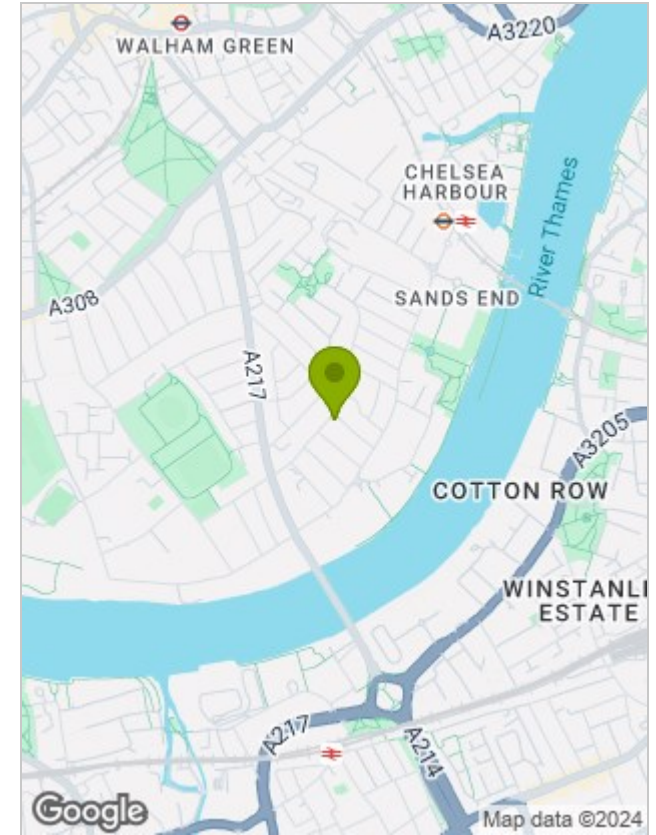


Ground Floor

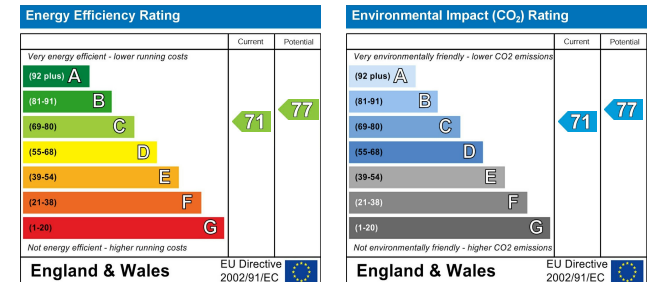


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81568

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.