



**QUEENSMILL ROAD, LONDON, SW6**  
OIEO £700,000

**Carter Jonas**



# QUEENSMILL ROAD, LONDON, SW6

## PROPERTY

A great opportunity to purchase a spacious, split-level flat offering a large South facing reception room with bay window, double bedroom, bathroom and kitchen diner on the first floor. The second floor comprises a double bedroom and en-suite bathroom with ample eaves storage and potential to create a roof terrace or 3rd bedroom to the rear (STPP).

## LOCATION

Queensmill Road runs perpendicular to the River Thames and is ideally located for access to Bishops Park, the Thames Path and Munster Village with the popular eateries along the River within easy access. Putney Bridge Tube Station (District Line) is 1.1 miles away and the area is very well served by local bus routes.

## AMENITIES

- Split Level Flat
- 2 double bedrooms
- 2 bathrooms
- Near to River Thames & Bishops Park
- Scope to extend (stpp)
- Leasehold: 156 years

**TENURE** Leasehold

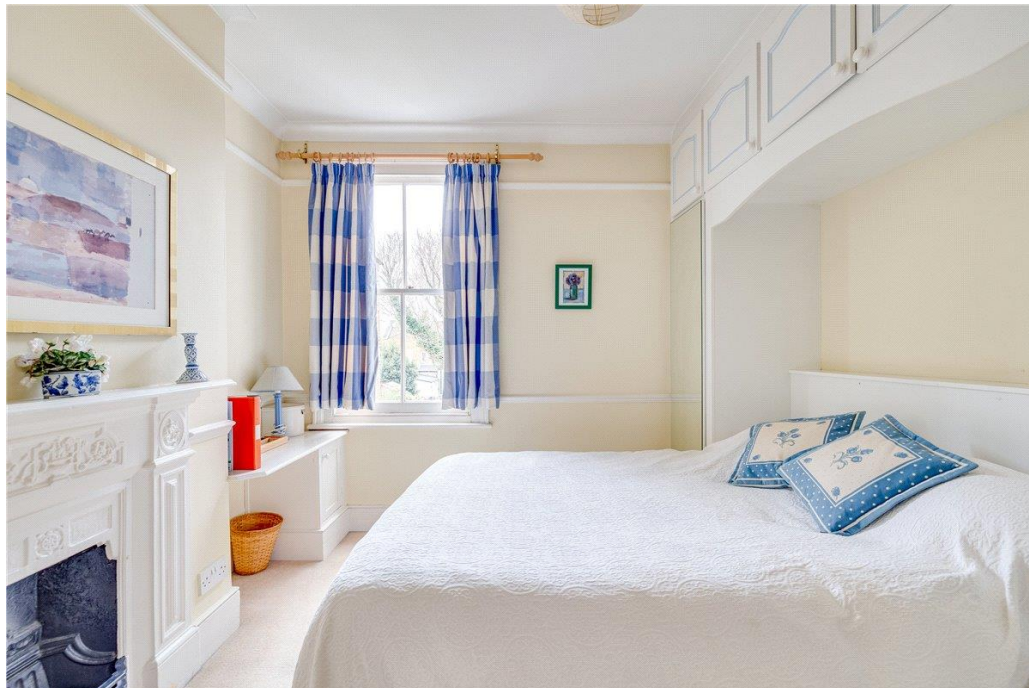
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

**A SPACIOUS AND WELL LAID OUT 2 DOUBLE BEDROOM, 2 BATHROOM SPLIT LEVEL FLAT WITH A LARGE SOUTH FACING RECEPTION ROOM.**







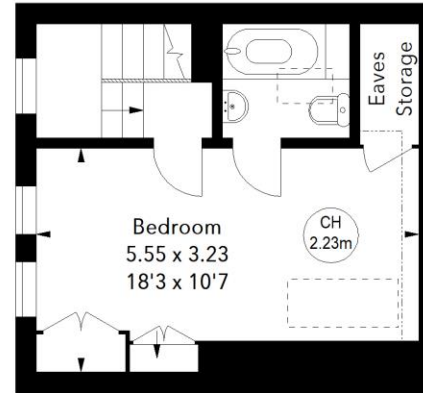


## Queensmill Road, SW6

Approximate Area = 91.41 sq m / 948 sq ft  
(Including Eaves Storage)

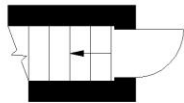
Eaves Storage = 1.49 sq m / 16 sq ft

Key :  
CH - Ceiling Height



### Second Floor

Approx. 28.06 sq m / 302 sq ft



Ground Floor Entrance  
Approx. 1.11 sq m / 12 sq ft



### First Floor

Approx. 62.24 sq m / 670 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.  
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.  
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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