



**WOODLAWN ROAD, LONDON, SW6**  
**£1,250,000**

**Carter Jonas**



# WOODLAWN ROAD, LONDON, SW6

## A FABULOUS 4 BEDROOM SPLIT LEVEL PERIOD FLAT WITH GARDEN, BOASTING MORE THAN 1400 SQ FT OF SPACE.

A fabulous upper floor, split level period flat boasting more than 1400 sq. ft of space. The property has been extended and refurbished to a high specification. The accommodation features on the first floor a wide southwest facing reception room with bay window, two bedrooms, immaculate family bathroom and a stunning kitchen/dining room with stairs leading to the garden. On the top floor are the third and fourth bedrooms both with en-suite bathrooms and spacious areas of eaves storage.

This is a popular residential road in the bishops Park conservation area with the park itself and riverside walks nearby. There is good local. shops, bars, and restaurants. The closest tube station is Putney Bridge (district line)

### AMENITIES

- Spacious reception room
- Separate Kitchen/dining room
- 4 Bedrooms
- 3 bathrooms (2 ensuite)
- Private Garden
- Superb condition



Classification L2 - Business Data

**TENURE** Leasehold 999 years from June 1982

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

**COUNCIL TAX BAND** E







## Woodlawn Road, SW6

Approximate Area = 133.50 sq m / 1437 sq ft  
(Including Eaves Storage)  
Eaves Storage = 19.04 sq m / 205 sq ft



Second Floor

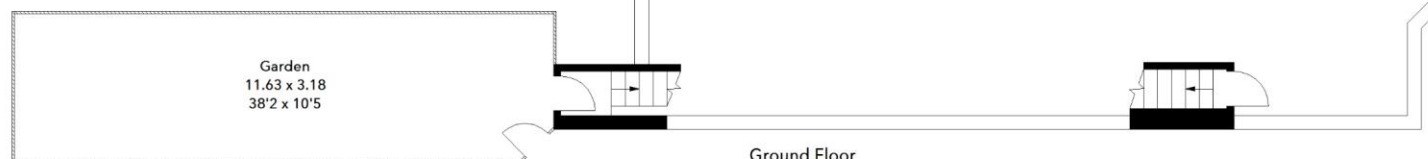
Approx. 59.08 sq m / 636 sq ft



First Floor

Approx. 70.42 sq m / 758 sq ft

Key :  
CH - Ceiling Height



Ground Floor

Approx. 3.99 sq m / 43 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		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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### IMPORTANT INFORMATION

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