



**QUEENSMILL ROAD, LONDON, SW6**  
**£775,000**

**Carter Jonas**



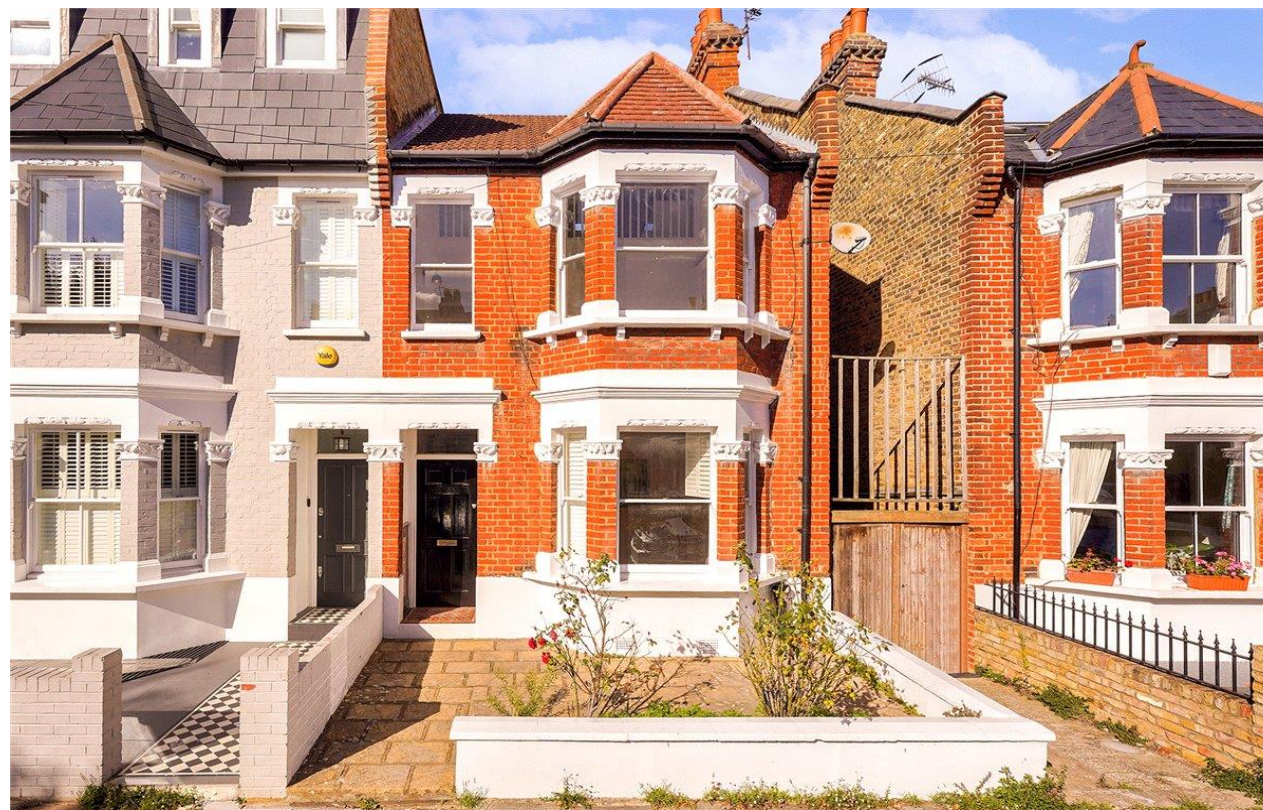
# QUEENSMILL ROAD, LONDON, SW6

A beautifully presented upper floor split level period flat featuring on the first floor a wide bright south facing reception room with vaulted ceiling, two double bedrooms (both with fitted wardrobes), a wc and modern bathroom, stairs lead to a wonderful galleried kitchen/dining room and an access to a flat roof.

Queensmill Road is a quiet and popular residential street running west off the Fulham Palace Road towards the river. Good local shopping and transport facilities are nearby and Bishops Park is within easy walking distance.

## AMENITIES

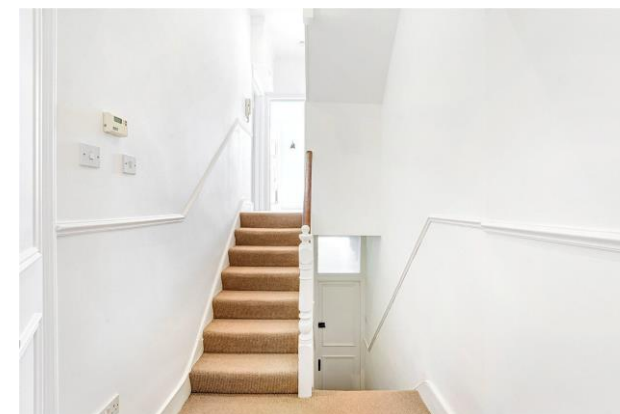
- 2 double bedrooms
- Reception room
- Kitchen/dining room
- Bathroom
- Separate WC
- Flat roof
- Council Tax band E



**TENURE** Share of Freehold

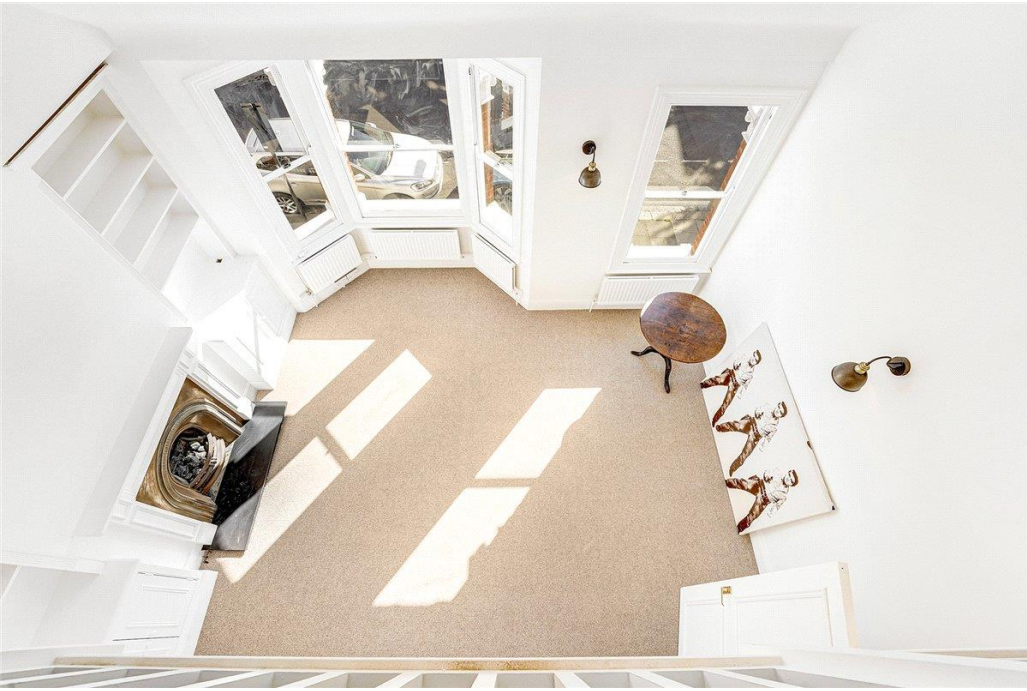
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** E



Classification L2 - Business Data








## Queensmill Road, SW6

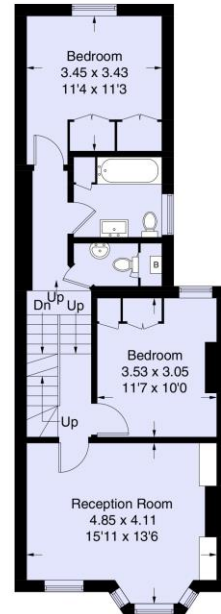
Approximate Gross Internal Area = 81.1 sq m / 872 sq ft  
(Including Reduced Headroom / Excluding Void)  
Approximate Gross Internal Area = 80.1 sq m / 862 sq ft  
(Excluding Reduced Headroom / Void)

 = Reduced headroom below 1.5m / 5'0"

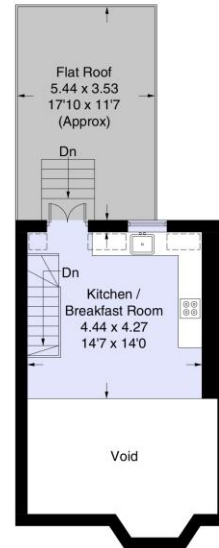


IN

Ground Floor  
1.3 sq m / 14 sq ft

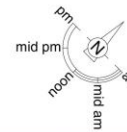


First Floor  
60.7 sq m / 653 sq ft



Second Floor Mezzanine  
(Excluding Void / Including  
Reduced Headroom)  
19.1 sq m / 205 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk  
361 Fulham Palace Road, London, SW6 6TA

**carterjonas.co.uk**  
Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data