



90B New Kings Road, London, SW6 4LU
Asking Price £855,000



**PATRICK
OLIVER**
Estate Agents

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A prime opportunity to PURCHASE a Split Level RESIDENTIAL UNIT located in FULHAM, close to Parsons Green TUBE STATION in WEST LONDON.

Forming part of a converted Victorian Terrace, this luxury apartment is well proportioned over three floors, and benefits its ideal location near to Putney Bridge, the A23, and within easy access to Heathrow, Gatwick, and the CITY's financial and retail districts.

- Parsons Green Central London
 - South Facing Living Room
 - Luxury Walk In Shower Room
 - Rear Private Balcony Subject to Planning
- Triple Split Level Maisonette
 - Adjacent Kitchenette
 - Prime 1100 SQ FT Location
- Three Double Bedrooms
 - 5 minutes from Hurlingham Park
 - RESIDENTIAL SPACE with A3 USE BELOW

Location - London Parsons Green

Located on New Kings Road, within a few minutes walk of Parsons Green tube station, this split level apartment would suit students, investors, or a family looking to relocate to the city and have a central place to live.

Parsons Green is a highly sought after area within easy access to London's Capital. There are plenty of popular eateries, niche boutiques, trendy bars, and a great choice of restaurants, nearby.

Putney Bridge is only a 10 minutes walk, with its great range of boutique shops, and fancy restaurants. Within 20 minute walk from the apartment, there are great walks on either side of the river bank, to explore along the city's historical River Thames.

The Accomodation

BRAND NEW REFURBISHED APARTMENT (2019) FITTED with BESPOKE:

Made to Measure KITCHEN

SITTING ROOM which is Fully Insulated and fitted with Luxury Polished Laminate wood flooring.

Hallway from the 2nd FLOOR leading all the way up to the upper 5th Floor, all with newly fitted soft hard wearing carpets, including EACH BEDROOM.

3 DOUBLES BEDROOMS - EACH WITH a unique view across London.

TOP OF THE RANGE SHOWER ROOM with luxury white tiling and walk in 2000 metre shower.

Details

A split level three bedroom maisonette with many original features,

Shared communal entrance up to the flat entrance. On the first level of the flat to the rear, is a big double bedroom with double bed, dual aspect outlook, wardrobe and chest of drawers.

Lead up a few stairs to the main floor, and to the front

there is south facing living room with two large sash windows, engineered wood flooring, and inset spotlights. There's a comfy 3 seater sofa plus a smart TV. Dining table with 5 chairs. A great shared space for everyone.

The adjoining Kitchen has modern units, under counter washing machine, fridge, freezer, electric hob, and compact oven with grill.

On the same level, there's a modern shower room with 1600 x 1000 walk in luxury shower, W.C. and wash basin.

The third bedroom is in between the rear bedroom and living room, with a double bed, built in wardrobe, and chest of drawers. It looks out across the rear gardens (not part of the flat).

To the top of the apartment, there's a walk in wardrobe space on the landing. This main bedroom is the largest, with a bay window looking out across the roof tops and gardens. There's a desk and office chair, chest of drawers, and king sized bed.

Investor information

Rental Investment Information
- £2250.00 pcm

Bills are all shared between the tenants. This is a friendly, quiet, and clean home, which would suit working professionals looking for a long term, well maintained apartment, right in the centre of Parsons Green, close to the city. It has been tenanted for many years by 3 females in their 20s, and they have loved living here.

Utilities etc

Double Glazing throughout
Gas Central Heating with recently serviced boiler, and in date Annual Gas Safety Certificate.

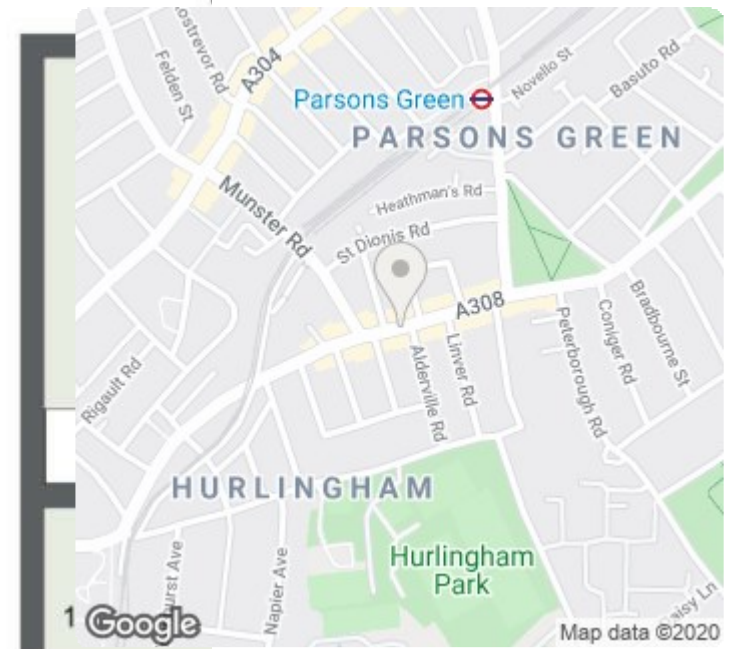
Hot water tank in the attic, and whole heating system flushed in 2018.

Energy Performance Certificate - Rating - D

Purchaser Information

The Lease is currently 68 years. It will be extended in conjunction with the sale, and

the terms agreed between the purchaser, solicitor, mortgage broker, and seller's solicitor. The value for a new lease to extend it to 999 years or 125 years, will be negotiated between the SOLE AGENT, Patrick Oliver and the Purchaser. A formal valuation was carried out in November 2019.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	85
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	71	79
EU Directive 2002/91/EC		

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