



## FIRST AND SECOND FLOOR MAISONETTE ON A QUIET RESIDENTIAL STREET OFF THE WANDWORTH BRIDGE ROAD

ACFOLD ROAD, PARSONS GREEN, FULHAM, LONDON, SW6 2AJ

Unfurnished, £500 pw (£2,166.66 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.\*

Available from 11/03/2018





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**£500 pw (£2,166.66 pcm) Unfurnished**

2 double bedrooms • reception room • eat-in  
kitchen • bathroom • en suite shower room •  
guest W.C • EPC Rating = D • Council Tax = E

## Situation

Acfold Road is situated close to both Parsons Green underground station (0.6 miles from the property) and Fulham Broadway underground (0.5 miles from the property) and has excellent bus links to Chelsea and the West End. There is a wealth of bars, restaurants and convenience stores close by and Eel Brook Common is a short walk away.

## Description

First and second floor maisonette on a quiet residential street off the Wandsworth Bridge Road.

This flat boasts a light and spacious reception room, an eat-in kitchen, two double bedrooms with fitted wardrobes, a bathroom with a bath and over bath shower, an en suite shower room and a separate guest cloakroom.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.



## Acfold Road, SW6 2AJ

Gross internal area (approx)  
93 sq.m (1001 sq.ft)


For Identification Only. Not To Scale.

 Under 1.5m head height



## FLOORPLANS

Gross internal area: 1001 sq ft, 93 m<sup>2</sup>

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>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180123PHRO**

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## Fulham Lettings

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