



# A first floor two bedroom apartment located in Sands End

**Althea Street, London, SW6**

£600,000 Leasehold (97 years remaining)





- Private entrance
- Potential to extend, subject to planning permission
- Victorian property
- Approximately 0.5 miles to Imperial Wharf Overground
- Excellent purchase for a first time buyer

#### **Location**

Althea Street runs south off Stephendale Road close to the green open space of South Park and all the amenities, cafes and restaurants along Wandsworth Bridge Road.

The property is approximately 1 mile from both Parsons Green and Fulham Broadway underground stations and approximately 0.5 miles from the overground at Imperial Wharf.

#### **About this property**

Behind this unaltered elegance Victorian façade sits a two bedroom apartment on the first floor. Entry is via its own private front door, stairs ascends to the flat.

The reception room is located at the front of the plan, with period fireplace, fitted open shelving and wooden floor underfoot. The large sash windows pour natural light into the room. Immediately behind sits the separate eat-in kitchen.

The two double bedrooms are to the rear, providing a peaceful retreat. One benefits from a built-in wardrobe. There is a shared bathroom with bath and overhead shower. The neutral decoration throughout will allow the new owner to add their flare. The property has potential to extend, both loft and pod room, subject to planning permissions.

#### **Tenure**

Leasehold(97 years remaining)

#### **Local Authority**

Hammersmith and Fulham London Borough Council

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Fulham Office.

Telephone: +44 (0) 207 731 9400.







Althea Street, London, SW6  
Gross Internal Area 639 sq ft, m²

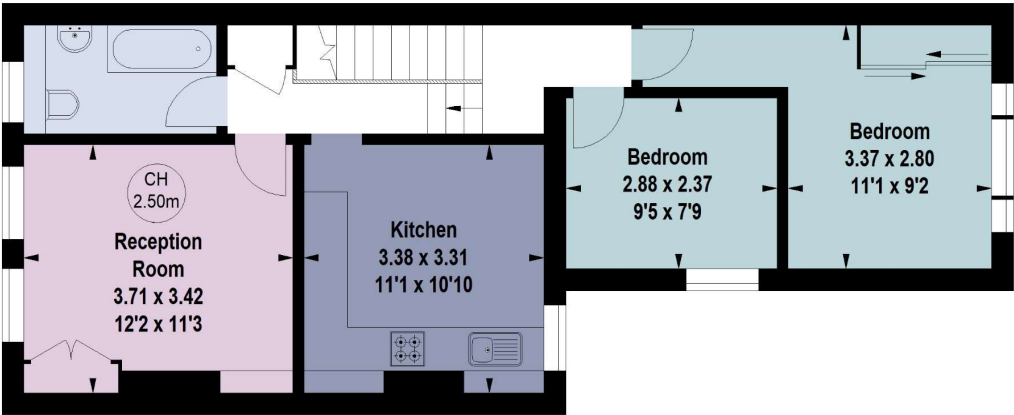
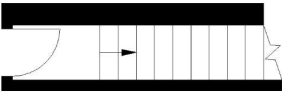
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Althea Street,  
London, SW6

Gross internal area (approx) 59.36 sq m / 639 sq ft

Key :  
CH - Ceiling Height



Ground Floor  
Entrance

First Floor

For Identification Only. Not To Scale.  
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| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 65      | 80        |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

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