



**Elthiron Road, Parsons Green, SW6**  
**£850,000 Leasehold**



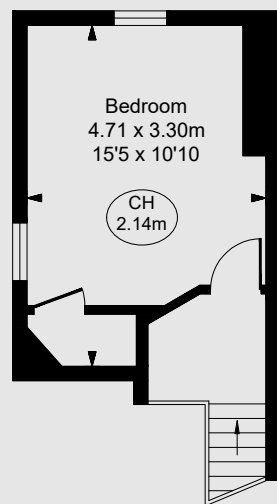
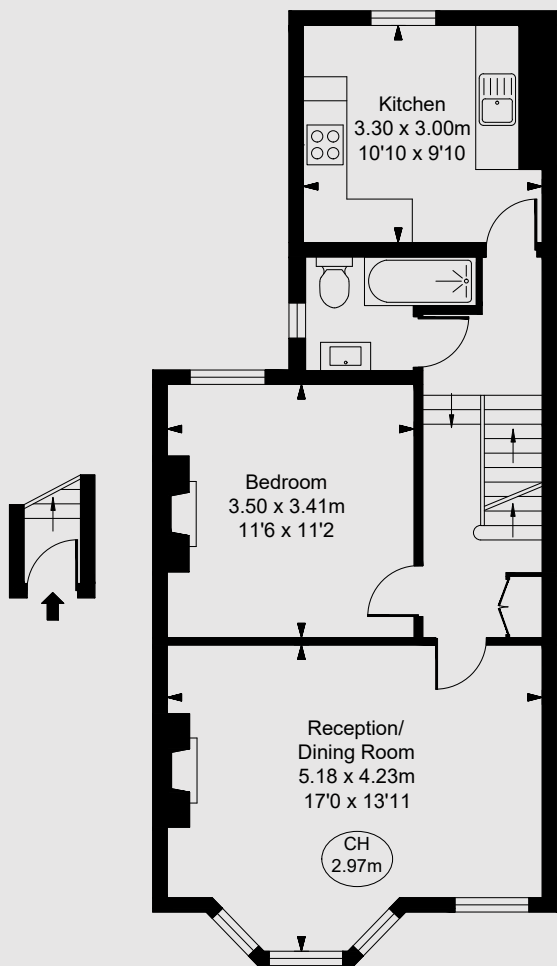
- 2 bedrooms, 1 bathroom
- Moments from Parsons Green
- Excellent location
- Potential to extend into the loft (spp)
- Lease from 1/11/2017 to 31/12/2170
- 784 sq ft
- Council Tax Band E

A spacious, well appointed and located 2 bedroom upper maisonette with excellent reception space, wonderful light and potential to extend into the loft (spp).

Elthron Road runs north of the New Kings Road and lies ideally between Parsons Green and Eel Brook Common. The location is exceptionally convenient for the many shops and restaurants of Parsons Green as well as being within easy reach of Fulham Broadway. The closest underground station is Parsons Green (District Line).



Upper Maisonette,  
Elthron Road, SW6  
Approximate Gross Internal Area  
72.87 sq m / 784 sq ft  
( CH = Ceiling Heights )



Ground Floor Entrance  
Approximate Gross Internal Area  
1.01 sq m / 11 sq ft

First Floor  
Approximate Gross Internal Area  
54.42 sq m / 586 sq ft

First Floor Half Landing  
Approximate Gross Internal Area  
17.44 sq m / 188 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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