



CHATTERTON | REES



21 Ackmar Road, London, SW6 4UP

**Asking price £1,600,000**

A great freehold house in the heart of Parsons Green. This charming period home has four bedrooms, two bathrooms and is split over three main floors, plus the added bonus of a fully functional utility room on the lower level, this also has excellent space for extra storage. The ground floor, as you enter has a large double size reception/dining room with a bay window allowing plenty of natural light throughout the day. The kitchen is to the rear with a U shape island counter and space for dining and entertaining with French doors leading onto a private courtyard garden. Finally there is a stunning south facing roof terrace at the top of the house that overlooks the gardens running behind.

Ackmar Road is only a matter of 100 or so metres from Parsons Green itself as well as all of the local restaurants, bars, cafes and shops that the area has to offer. The underground station is also very close which allows very easy commuting in and out of central London.

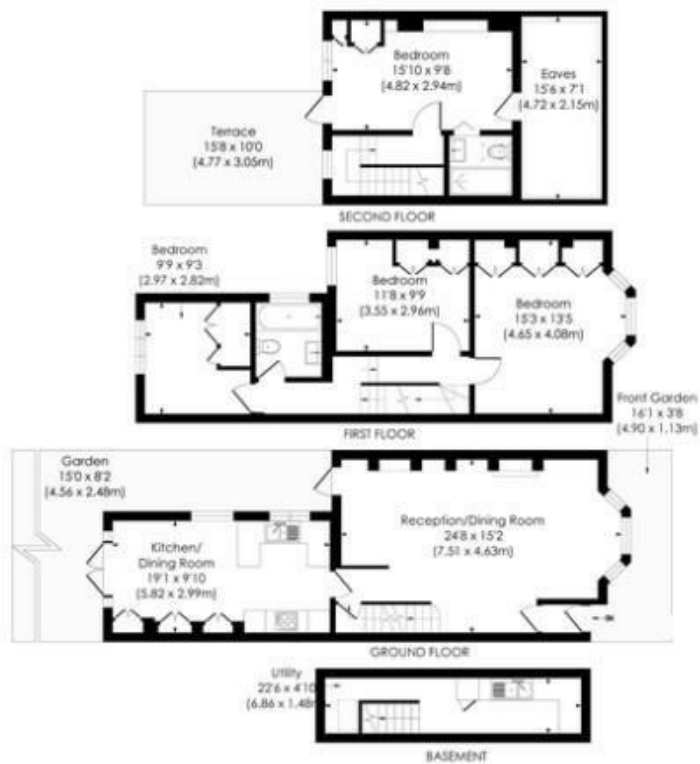


# Floor Plan

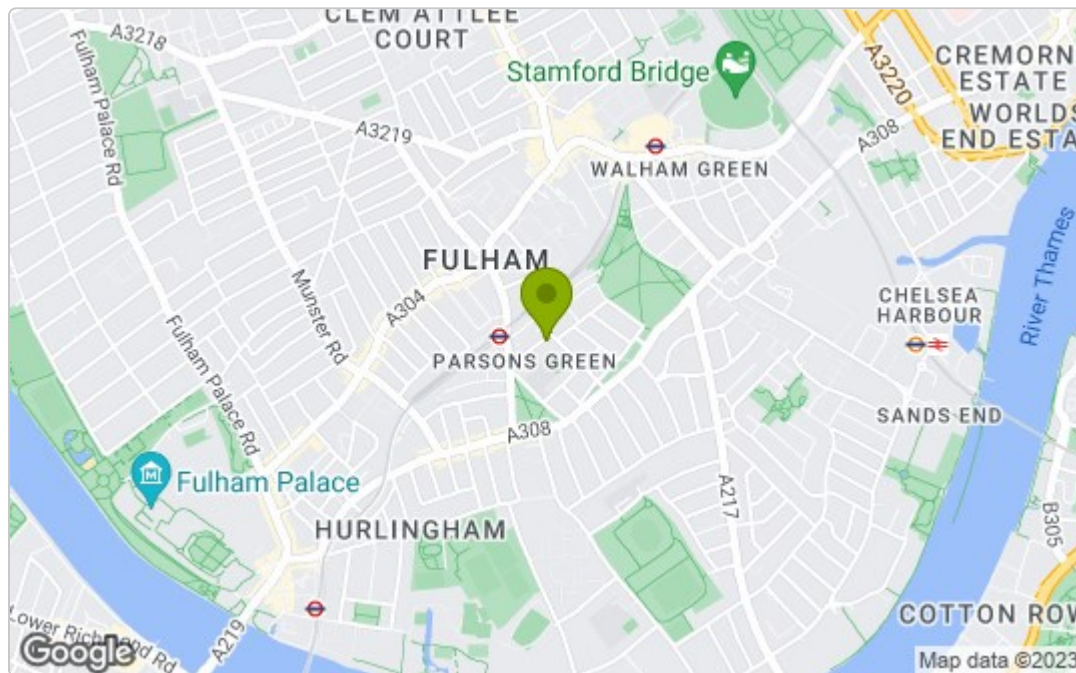
## ACKMAR ROAD, SW6

Approx. Gross Internal Floor Area

1541 Sq. ft/ 143.14 Sq. m (Incl. Basement & Eaves)



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.