



CHATTERTON | REES



87 Peterborough Road, London, SW6 3BU

**£1,125,000**

A stunning split level apartment in the heart of Parsons Green. This large two double bedroom property has been meticulously remodelled and refurbished throughout by the current owners with a very impressive island kitchen area to the rear that opens out on to a private garden.

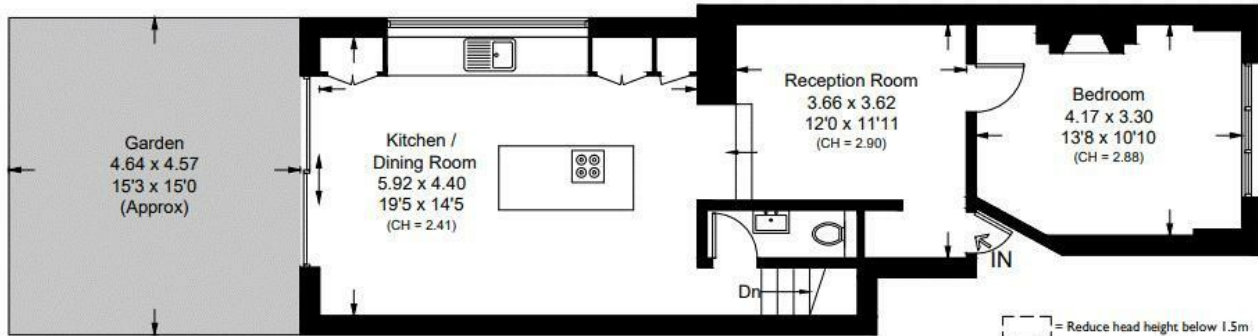
The ground floor has a large double bedroom, living area and the kitchen whilst the lower floor has another great size bedroom, bathroom and utility, there is ample space to create a second bathroom should you need.



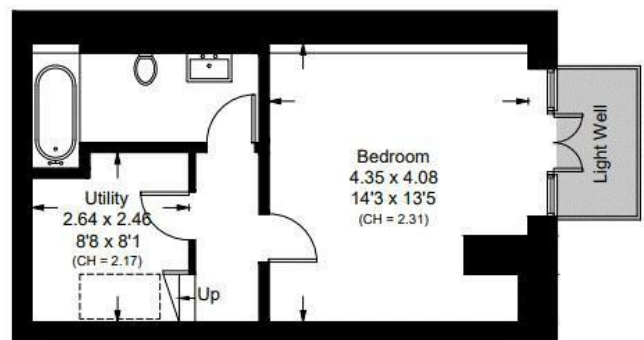
# Floor Plan

## Peterborough Road, SW6

Approximate Area = 92.1 sq m / 991 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



**Raised Ground Floor**



**Lower Ground Floor**

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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