



CHATTERTON | REES



231 New Kings Road, London, SW6 4XE

**Guide price £650,000**

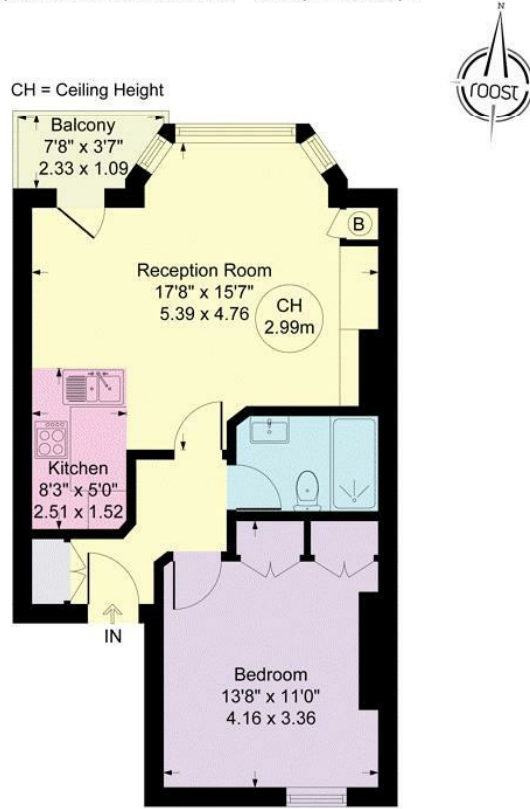
A rare to the market first floor flat over Looking Parsons Green. The property is situated on the first floor of a beautiful period building with high ceilings, an open plan living and kitchen room with wooden floors, a perfect little balcony facing the green, and a good size bedroom and bathroom to the rear of the building.

The current owners have kept the property in excellent condition and have a long leasehold interest. There are huge amounts of local restaurants, pubs, and cafes almost on your doorstep as well as the underground a matter of a few minutes away.



# Floor Plan

**New Kings Road, SW6**  
 Approximate Gross Internal Area = 493 sq ft / 45.76 sq m



**First Floor**  
 Approximate Floor Area  
 493 sq. ft  
 (45.76 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1209)

## 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>	75	78
(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		

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