



## GFF, 249 New Kings Road, London, SW6 4XG

A truly unique, freehold, two bedroom ground floor flat in the heart of Parsons Green with a patio garden and separate study.

- Two bedrooms
- Two bathrooms
- Study
- Recently renovated
- Patio garden
- Air conditioning
- Built in storage throughout
- No chain
- EPC: B
- Great location on Parsons Green

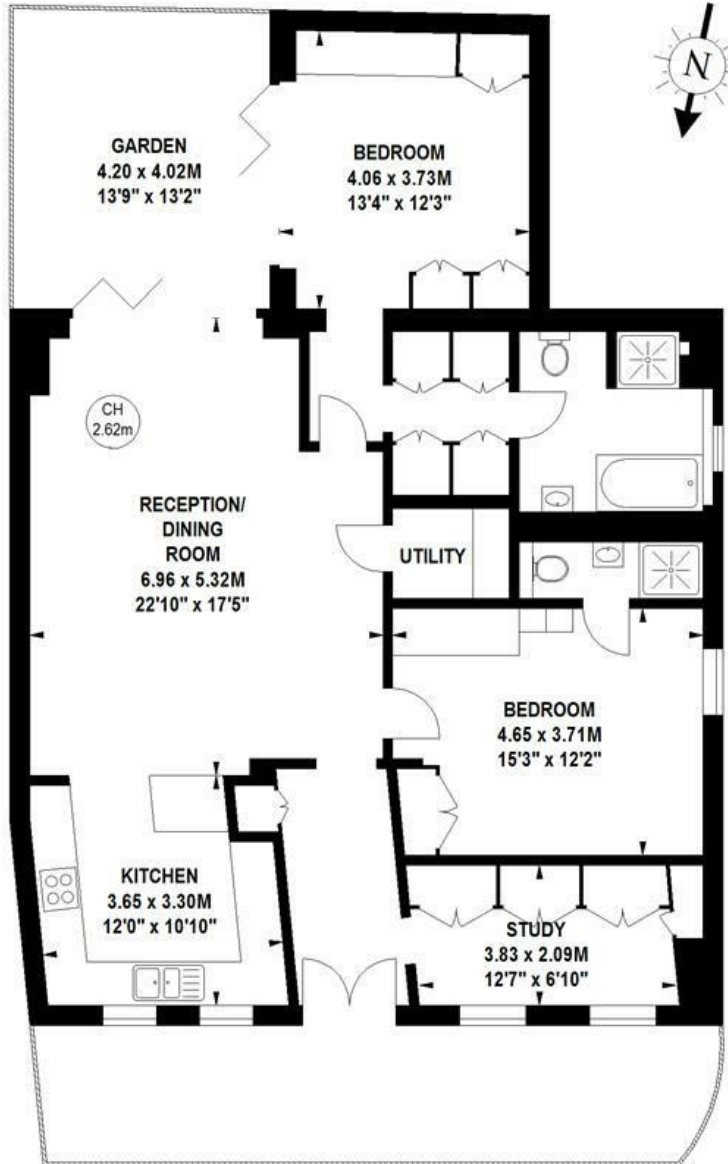
£1,495,000

# Gosford Lodge, SW6

Approximate gross internal area

118.08 sq m / 1271 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
Copyright of Wyatt Dixon Homes



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		