



FULHAM PALACE ROAD, LONDON, SW6
£800,000

Carter Jonas

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An immaculately refurbished period flat featuring a bay fronted reception room/bedroom with high ceilings, second double bedroom, beautiful bathroom, courtyard with shed, utility toom, WC and stunning kitchen/dining/reception room with Crittall windows opening onto the delightful garden. Further benefits include a share of freehold and bike store.

Fulham Palace Road runs parallel to the Thames with its independent cafes and shops. Putney Bridge (District Line, Zone 2, 0.8 miles) is the nearest tube station and Hammersmith (District, Piccadilly, Hammersmith & City Lines, 1.2 miles). Buses also run towards Chelsea, Putney and central London and the property is conveniently located for Bishops Park, Fulham Palace and the Thames tow path.

AMENITIES

- 2 Bedrooms
- Bathroom
- Private Garden
- Ground Floor Flat
- Kitchen/Dining/Reception Room
- Utility room
- Additional W/C
- Lease extended to 953 years

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

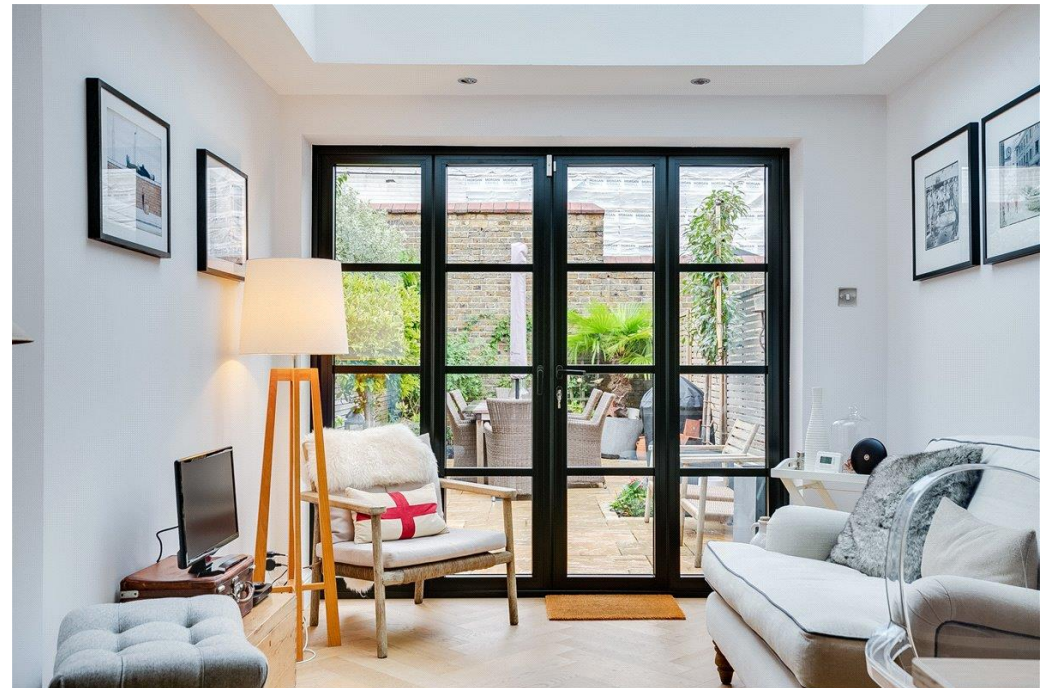
EPC BAND C

AN IMMACULATLY REFURBISHED GARDEN FLAT WITHIN AN ATTRACTIVE PERIOD BUILDING WITH OVER 900 SQ FT OF INTERNAL LIVING SPACE. EPC RATING C.



Classification E2 - Business Data





Classification L2 - Business Data

Fulham Palace Road, SW6

Approximate gross internal area

88.26 sq m / 950 sq ft



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business data