

# RIVERHOMES

Rosebank  
Fulham SW6

£850,000  
Share of Freehold



## Rosebank Fulham SW6

On the 5th floor of the popular and well-placed Rosebank development on the banks of the River Thames, this well-appointed, light and airy two double bedroom flat has remarkable views across the river and up towards Hammersmith Bridge. This Share of Freehold apartment has two double bedrooms which have direct river views, together with a good sized living room, separate kitchen and study with direct access to the private balcony. The property comes with an abundance of wardrobes and built in storage and there is a covered car parking space.

There is also a large, lockable storage unit on the ground floor. Rosebank is a modern gated development close to the River Thames with attractive communal gardens. It's near Bishops Park as well as the boutique shops of Fulham Palace Road and Fulham High Street. There are excellent transport links and it's less than a mile to Hammersmith. Bus numbers 74, 220 and 430 offer plentiful services into the West End and North London and the A3 and the M4 are easily accessible.

### KEY FEATURES

**Two double bedrooms**

**Two bathrooms**

**Balcony**

**Ample storage - Large separate storage unit on ground floor – 2.4m x 1.7m**

**Covered car parking space**

**Conveniently located close to shops, restaurants and public transport**

**Council tax: Band E - £1,596.21 for 2022/23**

**Service charge: £7,200 per year approx.**

**Includes heating bills**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith and Fulham
<b>Internal area:</b>	1,066 sq. ft. / 99.12 sq. m.
<b>Garden area:</b>	Balcony
<b>No. of bedrooms:</b>	2

