



Broomhouse Dock Fulham SW6

Enjoy southerly views across the River Thames from this two double bedroom contemporary apartment. Broomhouse Dock is a quiet, gated residential development adjacent to Fulham's prestigious Hurlingham Club.

At over 1,000 sq. ft the accommodation comprises a sunny reception room with floor-to-ceiling windows which leads through to a good size balcony with wonderful river views. The separate kitchen is well finished with integrated appliances. Both bedrooms are larger than average, with fitted wardrobes and en-suite bathrooms. There is an additional guest WC and a private entrance lobby. Further

benefits include secure underground parking and bike storage.

Broomhouse Dock is a small, well kept development next to Hurlingham Park and ideally located for easy access to the independent shops, restaurants and bars of Parsons Green and the New Kings Road. Both Parsons Green and Putney Bridge underground stations on the District Line and Wandsworth Town National Rail station are just over half a mile away. The shops, cafés and restaurants of New King's Road are close by.

KEY FEATURES

Two double bedrooms

Secure gated development

Floor-to-ceiling windows

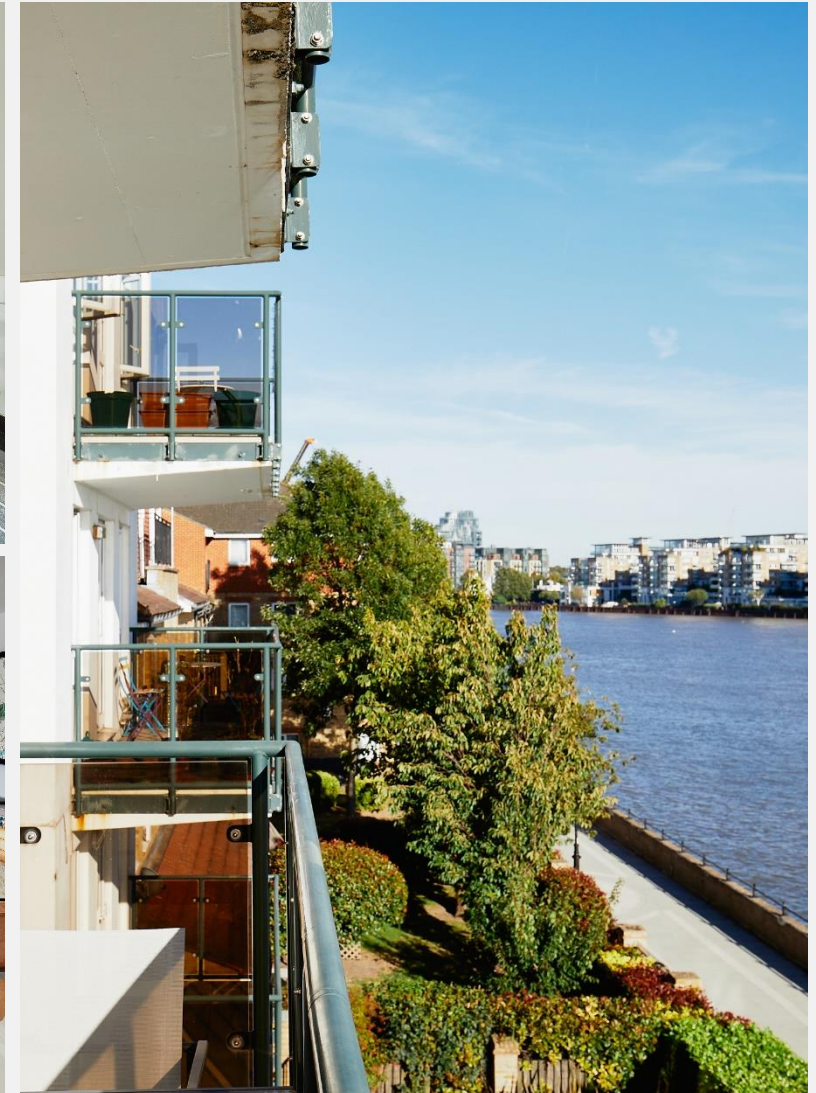
Separate kitchen

En-suite bathrooms

Secure underground parking

Close to shops, restaurants and public transport

Service charge: £4,000 per year approx.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	1,007 sq. ft. / 100.10 sq. m.
Council tax band:	Band F
Garden area:	Balcony
No. of bedrooms:	2

