



## Carrara Wharf Fulham SW6

A newly refurbished, two bedroom, two bathroom apartment with stunning views over the River Thames. Located in a private, gated community, this sunny apartment features a spacious lounge which leads through to a southwest facing balcony, modern open plan kitchen, two double bedrooms, ensuite showroom and family bathroom. Further benefits include secure parking and bike store.

Residents of Carrara Wharf benefit from a porter, river fronting gardens and direct access to the Thames Path. Carrara Wharf is conveniently located within easy walking distance of the amenities, shops and

restaurants of the Lower Richmond Road and New King's Road.

Transport links are available from nearby Putney Bridge underground(District) station and Putney National rail station. Thames Clippers at Putney Embankment provide regular and fast connections to key commuter hubs, including Canary Wharf, Greenwich and Blackfriars.

### KEY FEATURES

**Apartment on 2<sup>nd</sup> floor with lift access**

**2 double bedrooms**

**2 bathrooms**

**Recently refurbished**

**Gated development**

**Riverside gardens**

**Private balcony directly overlooking the river**

**Bike storage available**

**Secure parking available on request**

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





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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>	752 sq. ft. / 69.9 sq. m.
<b>Council tax band:</b>	F
<b>No. of bedrooms:</b>	2

