



Rosebank Fulham SW6

Set on the fifth floor of the sought-after Rosebank development, this bright and spacious two-bedroom apartment enjoys uninterrupted views of the River Thames and Hammersmith Bridge beyond. Offered with a Share of Freehold, the apartment is perfectly positioned to enjoy the riverside lifestyle, moments from the leafy towpath that winds past the Crabtree pub, River Café and the many rowing and sailing clubs that line this stretch of the water. Both double bedrooms enjoy direct river views, while a generous living room and separate kitchen provide well-proportioned spaces for entertaining. A dedicated study area leads onto a private balcony – ideal for morning coffee or watching the sun set over the river. The apartment also benefits from an impressive amount of storage, with built-in wardrobes throughout, a secure ground-floor storage unit, and a covered parking space. Rosebank is a gated, modern development with well-kept communal gardens, set within easy reach of Bishops Park and the green spaces of Fulham.

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

- Local authority:

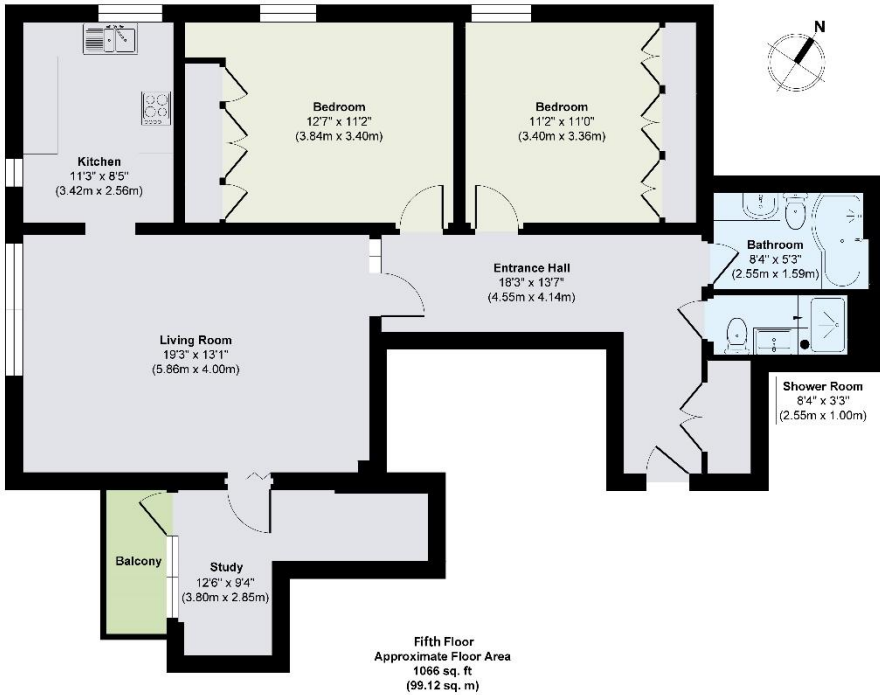
London Borough of Hammersmith and Fulham
- Internal area:

1,066 sq. ft. / 99.12 sq. m.
- Garden area:

Balcony
- No. of bedrooms:

2

ROSEBANK, FULHAM SW6



Approx. Gross Internal Floor Area 1066 sq. ft / 99.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.