



Elbe Street, Fulham  
SW6

GARTON JONES.COM



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, SW6

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## £400,000 Leasehold

An opportunity to purchase this immaculately presented modern Manhattan style apartment ideally situated in the sought-after Gallery development. Accommodation includes a generous open plan kitchen/reception space with access to a spacious balcony spanning the entire width of the apartment with views looking into the development, the double bedroom is sectioned off with sliding door's and there is a stylish contemporary bathroom. On-site there is a concierge and communal grounds. Elbe Street is a quiet residential tree lined street located moments away from the River Thames and Imperial Wharf overground station as well as Fulham Broadway Underground station which is approx. 0.7 of a mile away. The world famous Kings Road which offers a wide range of designer boutiques, top class restaurants, bars and quaint cafes is also close by.

Leasehold — 111 years remaining  
Service Charge £2682pa  
Ground Rent £250pa  
Council Tax — Hammersmith & Fulham — Band C

EPC Rating B (81)

EPC certificate available on request.

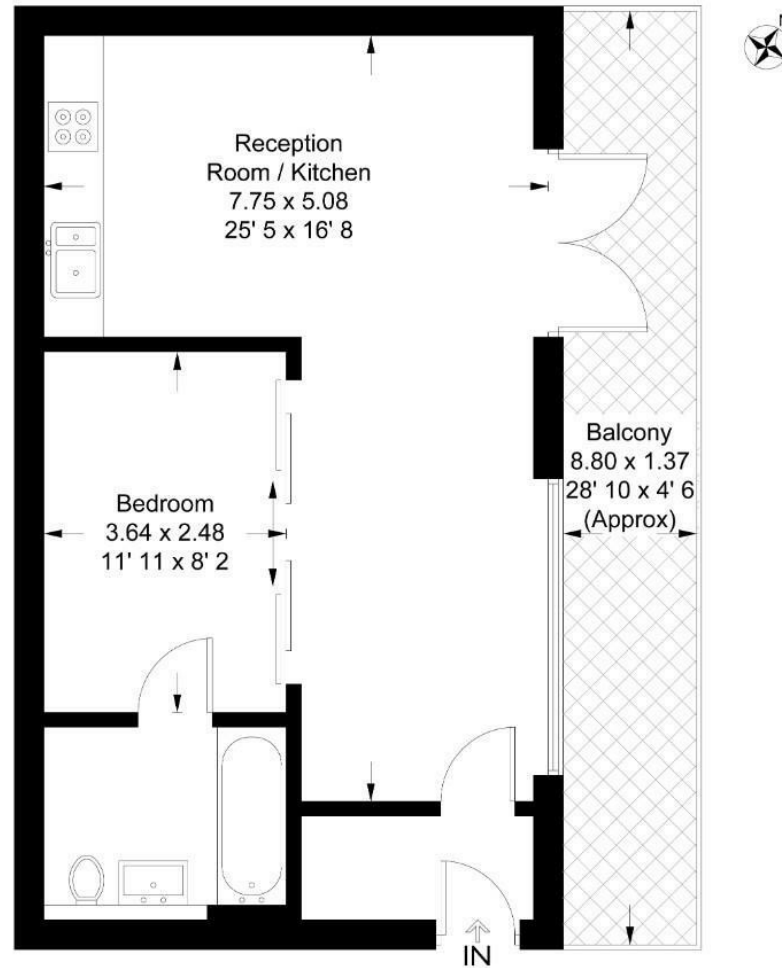
- Manhattan Style Apartment
- 474 sqft (44sqm)
- Spacious Balcony
- Open Plan Reception / Kitchen area
- Internal Facing With Views Over The Development
- Well Maintained Throughout
- Sliding Door Closing Off The Double Bedroom Area
- Walking Distance Of Imperial Wharf Overground Station
- Potential Rental Investment
- EPC Rating B (81)



**Elbe Street**

Approximate Gross Internal Area = 486 sq ft / 45.2 sq m  
Balcony = 128 sq ft / 11.9 sq m

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**Second Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



