



Riverwalk, Central Avenue  
Fulham SW6

GARTON JONES.COM



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## £2,100,000 Leasehold

This is not your typical two-bedroom apartment! This is a truly sensational two-bedroom duplex apartment which has been meticulously refurbished to the highest standard and configured like a house with its own entrance and benefitting from stunning uninterrupted river views. The property comprises of a patio to the front of the property overlooking the communal grounds, internally you will find a guest cloakroom, amazing 21'4 (6.5sqm) x 14'4(4.37sqm) lounge with access to a balcony and river views, modern kitchen with integrated appliances and breakfast bar. On the lower floor you will find two double bedrooms also with balcony access, ensuite to the master bedroom and a further family bathroom. Fulham Riverside is a highly sought after riverside development set over 8 acres and is arranged around beautifully landscaped private gardens, transport links nearby include 0.6m to Parsons Green Tube — 0.6m to Imperial Wharf Overground Station, locally you will find local supermarkets, popular bars, shops and restaurants of the Kings Road and Sloane Square.

Service Charge - £ 5464pa

Ground Rent - £ 500pa

Lease remaining - TBC

Council Tax London Borough Of Hammersmith & Fulham — Band G

EPC B (81)

- Stunning Two Bedroom Duplex Apartment
- Uninterrupted River Views
- Meticulously Refurbished To The Highest Standard Throughout
- 1217sqft (113sqm)
- Two Balconies
- Own Entrance
- Furnished With High Quality Furniture
- Modern Development
- 24 Hour Concierge & Residents Gym
- EPC B (81)



EPC certificate available on request.

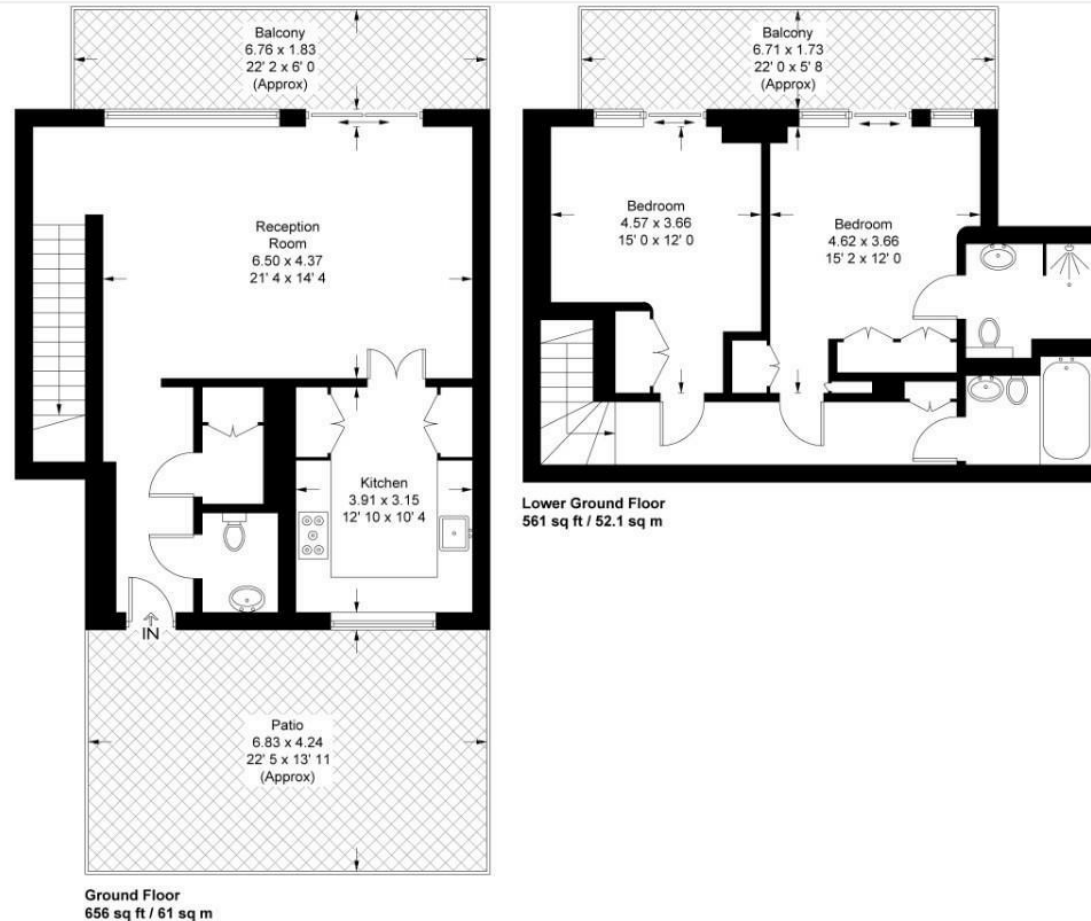
## Riverwalk

Approximate Gross Internal Area = 1217 sq ft / 113.1 sq m

Patio = 312 sq ft / 29 sq m

Balcony = 258 sq ft / 24 sq m

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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.



