



**62 Niton Street, Fulham, London, SW6 6NJ**

**Guide Price £825,000**

**Property Description:**

Explore this charming 2-bedroom garden flat located on Niton Street, SW6, a prime spot in the heart of Fulham. Ideal for first-time buyers and young professionals, this property offers a perfect blend of modern living and outdoor relaxation:

**Desirable Location:** Situated in the vibrant and sought-after area of Fulham, close to local amenities, cafes, and excellent transport links.

**Spacious and Modern:** Two well-sized bedrooms, ideal for a comfortable lifestyle or home office setup.

**Stylish Interiors:** The flat boasts contemporary décor, with high-quality finishes throughout, creating a sleek and inviting atmosphere.

**Gourmet Kitchen:** Features modern appliances and ample storage, perfect for cooking and entertaining.

**Private Garden:** Enjoy a secluded outdoor space, perfect for relaxation, gardening, or al fresco dining.

**Bright and Airy:** Large windows allow natural light to fill the space, enhancing the open and airy feel of the flat.

**Well-Maintained:** The property is in excellent condition, ready for immediate move-in without the need for renovations.

**Secure and Convenient:** Located in a safe neighborhood, with good security features for peace of mind.

**Investment Potential:** An excellent opportunity in a high-demand area, with strong prospects for property value appreciation.

**Community Vibe:** Close to vibrant social spots, fitness centers, and cultural venues, offering a lively and connected community experience.

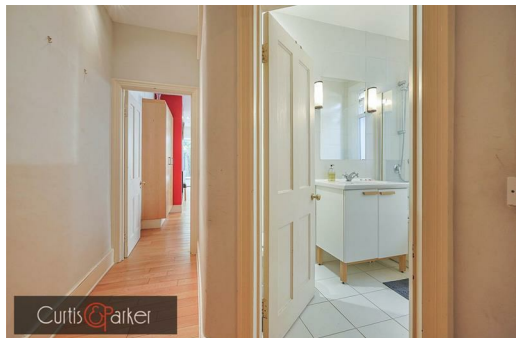
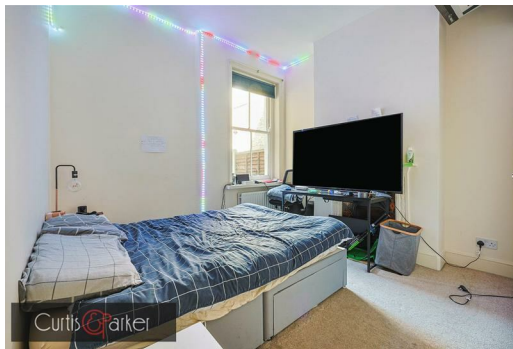
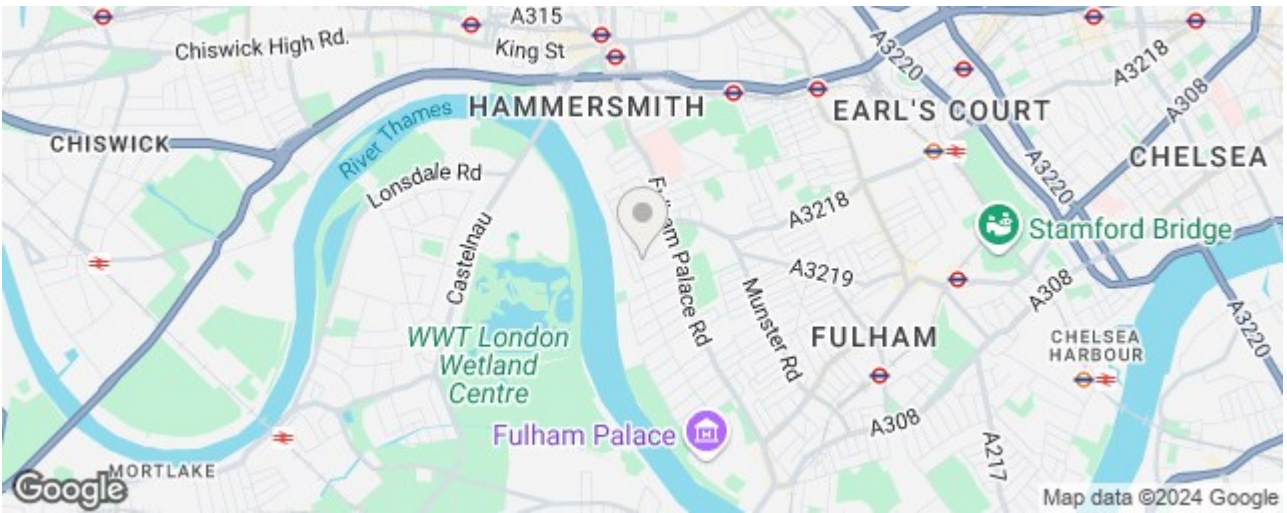
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Don't miss the chance to own this stylish garden flat in one of London's most desirable neighborhoods. Schedule your viewing today!



Total floor area 79.5 m<sup>2</sup> (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	81	75	81

