

FLAT FIRST FLOOR, 60 HARTISMERE ROAD, LONDON, SW6 7UD  
£850,000  
COUNCIL TAX BAND: E

TRISPENS



SITUATED ON A BEAUTIFUL TREE-LINED STREET IN THE HEART OF FULHAM IS THIS STUNNING 930 SQUARE FEET PERIOD CONVERSION, RECENTLY EXTENDED AND MODERNISED, SET OVER TWO FLOORS. ENTERING ON THE GROUND FLOOR WITH STAIRS LEADING UP TO THE FIRST FLOOR, THIS PROPERTY OFFERS THE PERFECT BLEND OF COMFORT AND STYLE. COMPRISING TWO DOUBLE BEDROOMS, A BATHROOM, RECEPTION AND JULIET BALCONY WITH STAIRS LEADING TO THE MEZZANINE LEVEL BOASTING A LARGE MODERN KITCHEN DINING AREA, AND PRIVATE ROOF TERRACE. THE OPEN-PLAN KITCHEN DINING AREA FEATURES A FULLY EQUIPPED KITCHEN WITH MODERN APPLIANCES AND AMPLE STORAGE SPACE, AS WELL AS A DINING AREA PERFECT FOR ENTERTAINING GUESTS. THE TWO BEDROOMS ARE PEACEFUL RETREATS WITH PLENTY OF NATURAL LIGHT AND DEEP, BUILT-IN, WARDROBES. THE BATHROOM FEATURES A WALK-IN SHOWER AND A SEPARATE BATHTUB. STEP OUTSIDE ON TO YOUR OWN PRIVATE ROOF TERRACE WITH BI-FOLD DOORS AND FITTED RAISED BARBEQUE, AN ABSOLUTE SUN TRAP IDEAL FOR ENTERTAINING.

JUST A SHORT WALK FROM FULHAM BROADWAY AND PARSONS GREEN UNDERGROUND STATIONS, THIS FLAT IS SITUATED IN ONE OF LONDON'S MOST VIBRANT NEIGHBOURHOODS, WITH AN ARRAY OF SHOPS, RESTAURANTS AND ATTRACTIONS RIGHT AT YOUR DOORSTEP. WITH NO ONWARD CHAIN, THE FLAT HAS BEEN RECENTLY BEEN REDEVELOPED TO INCREASE ITS SIZE AND FEATURES WHILST RETAINING ITS ORIGINAL PERIOD STYLE.

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**BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 66  |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |