



The Courtyard  
Gowan Avenue, SW6









Sitting within this private & gated Mews development, the property boasts just under 800 square feet of accommodation spread across two floors.

The ground floor consists of a large & open plan, kitchen, living and dining area, with integrated appliances within the kitchen. Upstairs there is a large double bedroom with fitted wardrobes, accompanied by an adjacent four-piece bathroom suite, including a separate bath & shower.

The property enjoys a tranquil & private environment, with secure gated access from Gowan Avenue & private parking available in front of the home. A small service charge is payable per annum for the maintenance of the security systems & communal areas within the Courtyard.

The Courtyard resides on Gowan Avenue, an extremely desirable residential road running between the sought-after hubs of "Munster Village", Fulham Road and Parsons Green with their wealth of independent boutique shops, bars, and eclectic restaurants. Bishops Park is within a 5-minute walk which is great for families, running and a walk along the Thames Path to Hammersmith and beyond.

The house is in a great location for getting into Central London and the West End, as well as easy access out to the West and countryside. Both Parsons Green and Fulham Broadway underground stations (District Lines) are a short walk, plus extensive bus services locally. Additionally, Heathrow, the M4 and M3 are within easy reach.

- Well presented, freehold Mews
- Open plan reception, dining & kitchen
- One double bedroom, one bathroom
- Secure development, off-street parking

Guide Price £825,000

Energy Efficiency Rating		
	Current	Potential
92-100 A		
81-91 B		
69-80 C		75
55-68 D		
49-54 E	46	
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Freehold

**Service Charge:** Adhoc (Payable for up-keep of the Gate system & communal areas).

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** G

**Chestertons Fulham Road Sales**

654 Fulham Road

Fulham

London

SW6 5RU

fulham@chestertons.co.uk

020 7384 9898

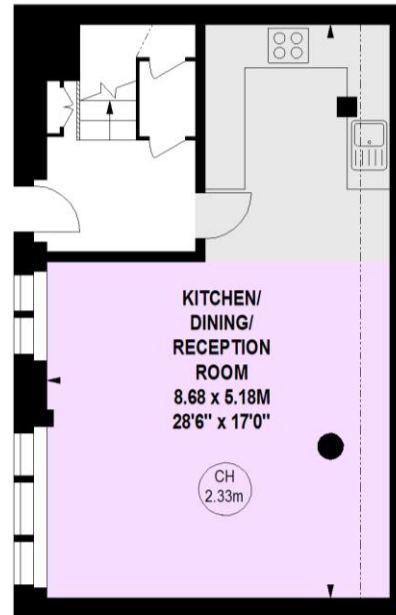
# The Courtyard, SW6

Approximate gross internal area

72.28 sq m / 778 sq ft

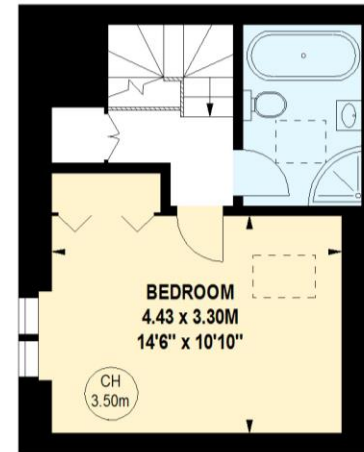
OFF-STREET  
PARKING

Key :  
CH - Ceiling Height



484 sq ft

**Ground Floor**



294 sq ft

**First Floor**

This floor plan is a representation for guidance purposes only, not for valuation.  
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