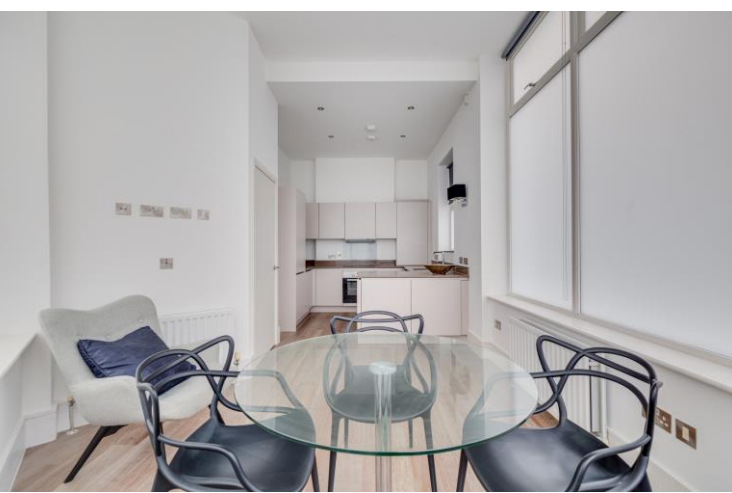




The Flatiron  
184 Dawes Road, SW6









A striking & unique triplex apartment, occupying the corner of Dawes Road, intersecting Estcourt Road & offering a short walk to local amenities.

Extending to over 1000 square feet across three floors, the property offers modern accommodation, including a large lower ground reception room, open plan kitchen/dining area, large master suite with en-suite shower room, with a further good size bedroom adjacent. There is also a further shower room on the lower ground floor, serving bedroom number two.

The property is a short distance from the popular Fulham Broadway which provides a selection of restaurants and shops together with the underground station. Parsons Green is also nearby where the famous Green and three well known public houses are located.

- Unique New York style triplex apartment
- Open plan kitchen/diner
- Cosy lower ground reception
- Two bedrooms, two bathrooms

Offers in excess of  
£650,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95-100 A		
81-95 B		
69-81 C	76	76
55-69 D		
40-55 E		
21-40 F		
1-21 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold 991 years approx.

**Service Charge:** £800 Service charge is a contribution to the buildings insurance

**Ground Rent:** £0

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** F

**Chestertons Fulham Road Sales**

654 Fulham Road

Fulham

London

SW6 5RU

fulham@chestertons.co.uk

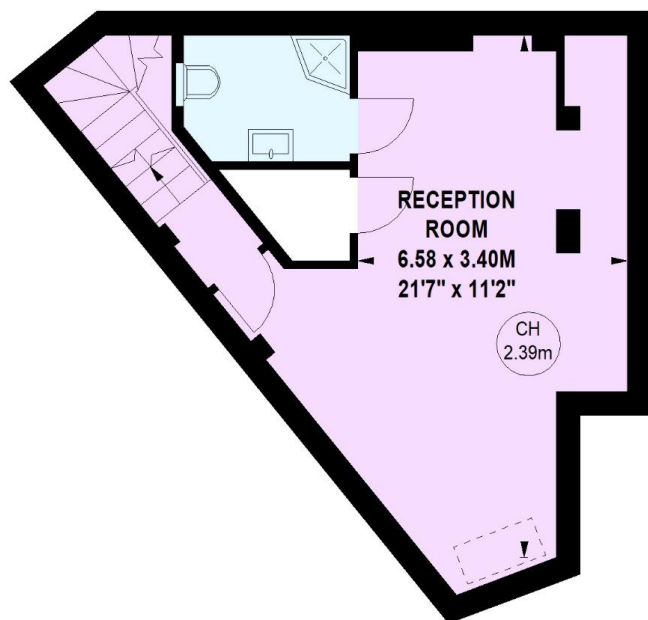
020 7384 9898

Key :  
CH - Ceiling Height

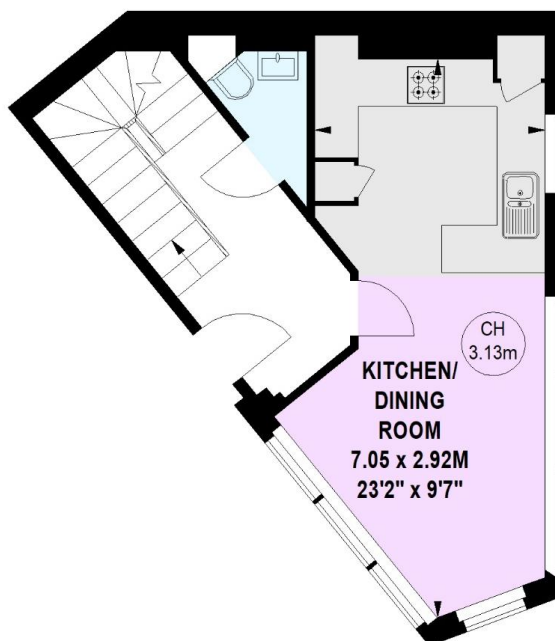
## The Flat Iron, SW6

Approximate gross internal area

93.83 sq m / 1010 sq ft



**Lower Ground Floor**



**Ground Floor**



**First Floor**

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.

