

**BARCLAY ROAD, FULHAM, SW6**





### Key Features

- Modern, newly-redecorated 3-bed 2-bath split-level flat
- Spacious, bright double reception
- Excellent entertaining space throughout
- Lovely private paved patio
- Close to all of the amenities of the Fulham Broadway

### Description

A newly redecorated three-bedroom, two-bathroom split-level apartment set within a modern building on a quiet residential street in Fulham. The building was designed in a Victorian style to sit comfortably within the terrace, with a modern layout and services throughout. Arranged over the raised ground and lower ground floors, the apartment offers generous, well-proportioned living space. The lower level works well for everyday living and entertaining, with a large double reception room featuring a bay window and doors opening onto a private patio. There is also a modern eat-in kitchen with quartz worktops and French doors to the patio, along with a guest cloakroom. Upstairs, the principal bedroom has fitted wardrobes and an ensuite bathroom, with two further double bedrooms and a family bathroom completing the accommodation.

### Situation

Barclay Road is a quiet, no-through street just off Fulham Broadway, within easy reach of local shops, restaurants and transport links, and moments from the open space of Eel Brook Common. Fulham Broadway Underground station (District Line) is a short walk away, providing convenient access to central London.

**BARCLAY ROAD,  
FULHAM, SW6**



*A modern, newly redecorated 3 bed 2 bath split-level apartment in Fulham*





Terms

**Price:** £1,150.00 per week



**Furnished/Unfurnished:** Unfurnished

**Local Authority/Council Tax:** Hammersmith and Fulham Band F £2096.49

**Viewing** To view call 020 7043 8431

**Parking:** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) andClient Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Barclay Road SW6

Total Gross Area: 1419 ft² ... 131.8 m² (excluding garden)  
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



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