

Elm Lodge, SW6

Fulham, London

 LAWSONRUTTER

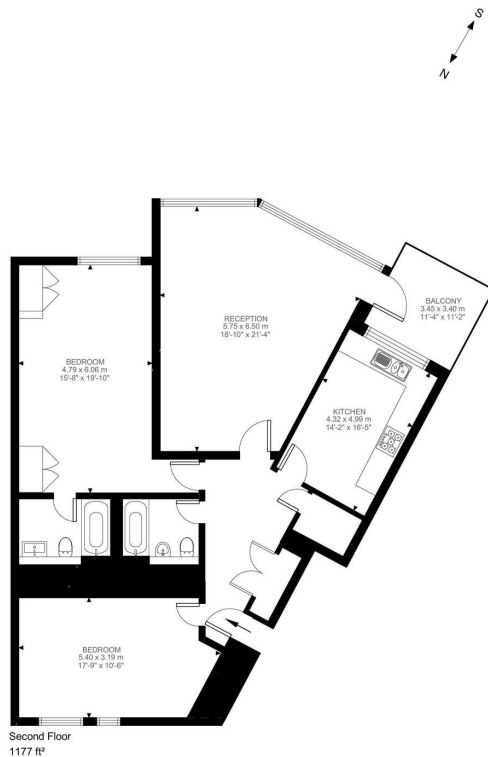




Elm Lodge London SW6

£725,000
Freehold

With river views from the reception room and west facing terrace, this very well presented second floor two double bedroom, two bathroom apartment in this iconic, securely gated, riverside development must be seen. At just under 1200 sq.ft, the apartment is light and airy with high ceilings and comprises an amazing generous reception room, a good size kitchen, a substantial master bedroom and an en-suite bathroom, a further spacious double bedroom, a family bathroom and a private terrace which has direct views of the river and the beautifully maintained communal gardens. There is also a secure underground bike shed and car parking space, a concierge, a newly refurbished swimming pool and changing rooms both with new saunas and a lift to all floors. River Gardens has direct access to the Thames Path and is a short walk to Bishops Park and the Nuffield health club. Putney Bridge tube station and the excellent bus links on the Fulham Palace Road to Hammersmith, Putney and the West End are close by too. With a long lease, in excess of 950 years, a share of freehold and no onward chain, early viewing of this superb lateral apartment is highly recommended.



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Approximate Gross Internal Area
109.33 SQ.M / 1177 SQ.FT

- * VIEWS OF THE RIVER THAMES & WETLAND CENTRE BEYOND *
- * TWO DOUBLE BEDROOMS & TWO BATHROOMS (ONE EN-SUITE) *
- * RECEPTION ROOM * KITCHEN * WEST FACING TERRACE *
- * SECURE UNDERGROUND CAR PARKING SPACE * CONCIERGE *
- * NEWLY RENOVATED SWIMMING POOL COMPLEX * LIFT TO ALL FLOORS *
- * LEASE IN EXCESS OF 950 YEARS & A SHARE OF FREEHOLD *

All viewings by appointment through our
Fulham Office:

T: 020 7731 3636

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347 Fulham Palace Road, London
SW6 6TB

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own

