

Edgarley Terrace, SW6

Fulham, London

 LAWSONRUTTER





Edgarley Terrace

London SW6

£500,000

Leasehold

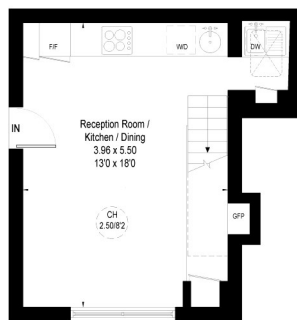
Flat 2, 30 Edgarley Terrace, SW6

Approximate Gross Internal Floor Area = 727 sq.ft / 67.5 sq.m

CH = CEILING HEIGHT GCB = GAS COMBI BOILER GFP = GAS FIREPLACE FIF = FRIDGE FREEZER WID = WASHER DRIER DW = DISHWASHER



FIRST FLOOR



GROUND FLOOR

Not to scale, for guidance purposes only, not to be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS code of measuring practice.

This architect designed maisonette comprises two double bedrooms, two reception rooms and two bathrooms arranged over two floors, on this favoured road a stone's throw from Bishops Park and the Thames Path. The stylish apartment incorporates top quality finishes with American White Oak solid wood floors in the living area and natural Slate stone floors with underfloor heating in the kitchen and bathrooms. All other rooms are heated with contemporary Bisque radiators via a recently installed gas combi boiler. Bespoke designed, built in storage is presented with matching detailing, throughout the property. On the ground floor is a fully fitted, open plan kitchen reception room with facility for a gas fireplace, a utility room with skylight, and a floating staircase over a matching floating bench/sofa. The first floor comprises a reception room, ideal for a home office, a principle double bedroom with private access and ensuite bathroom, and a further double bedroom with ensuite shower room including full height wall tiles. Ideally located for the shops, bars and restaurants on the Munster and Fulham Palace Roads, with regular bus services to Hammersmith, Putney and the West End close by, and Putney Bridge underground station (District Line) within walking distance. This property is offered inclusive of purpose built furniture, with a long lease and no onward chain.

- * ARCHITECT DESIGNED MAISONETTE * FLOATING STAIRCASE*
- * OPEN PLAN KITCHEN RECEPTION ROOM WITH FACILITY FOR A GAS FIREPLACE*
- * FURTHER RECEPTION IDEAL FOR A HOME OFFICE * UTILITY ROOM WITH SKYLIGHT*
- * TWO DOUBLE BEDROOMS BOTH WITH ENSUITE BATHROOM/SHOWERROOM*
- * NEAR TO SHOPS, BARS & RESTAURANTS ON THE MUNSTER AND FULHAM PALACE ROADS*
- * WALKING DISTANCE TO PUTNEY BRIDGE UNDERGROUND STATION (DISTRICT LINE)*
- * LEASEHOLD *

All viewings by appointment through our
Fulham Office:

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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

