

Dawes Road

Guide Price £775,000

B R I K



Dawes Road

£775,000

Leasehold

2 BED

Apartment

0000

SQ FT

0000

SQ M

Situated on the corner of Dawes Road and Gironde Road, this exceptional second and third floor split level apartment offers incredible natural light and almost 1,100sq ft of living space, comprising a large reception room with a galleried kitchen / breakfast room overlooking the reception room, a principal bedroom with ensuite shower room and built in wardrobes, a second double bedroom with built in wardrobes, a separate shower room and a large walk around balcony.

Located in an attractive residential part of Dawes Road, this flat is within comfortable walking distance of both Fulham Broadway and Parsons Green underground stations (District Line, Zone 2). Residents have a choice of superb shopping and recreational facilities in both 'The Broadway' and Parsons Green, including plenty of independent coffee shops, a cinema, David Lloyd (gym) and a large Waitrose right on your doorstep. EPC rating: D

- Two double bedrooms
- Two bathrooms (including an ensuite bathroom)
- Galleried Kitchen / breakfast room
- Large reception
- Decked wrap around balcony
- Beautifully presented
- No onward chain
- A new 150-year lease
- 1267 sq ft (117.7 sq m) Incl. eaves storage
- Council tax: LBHF band F

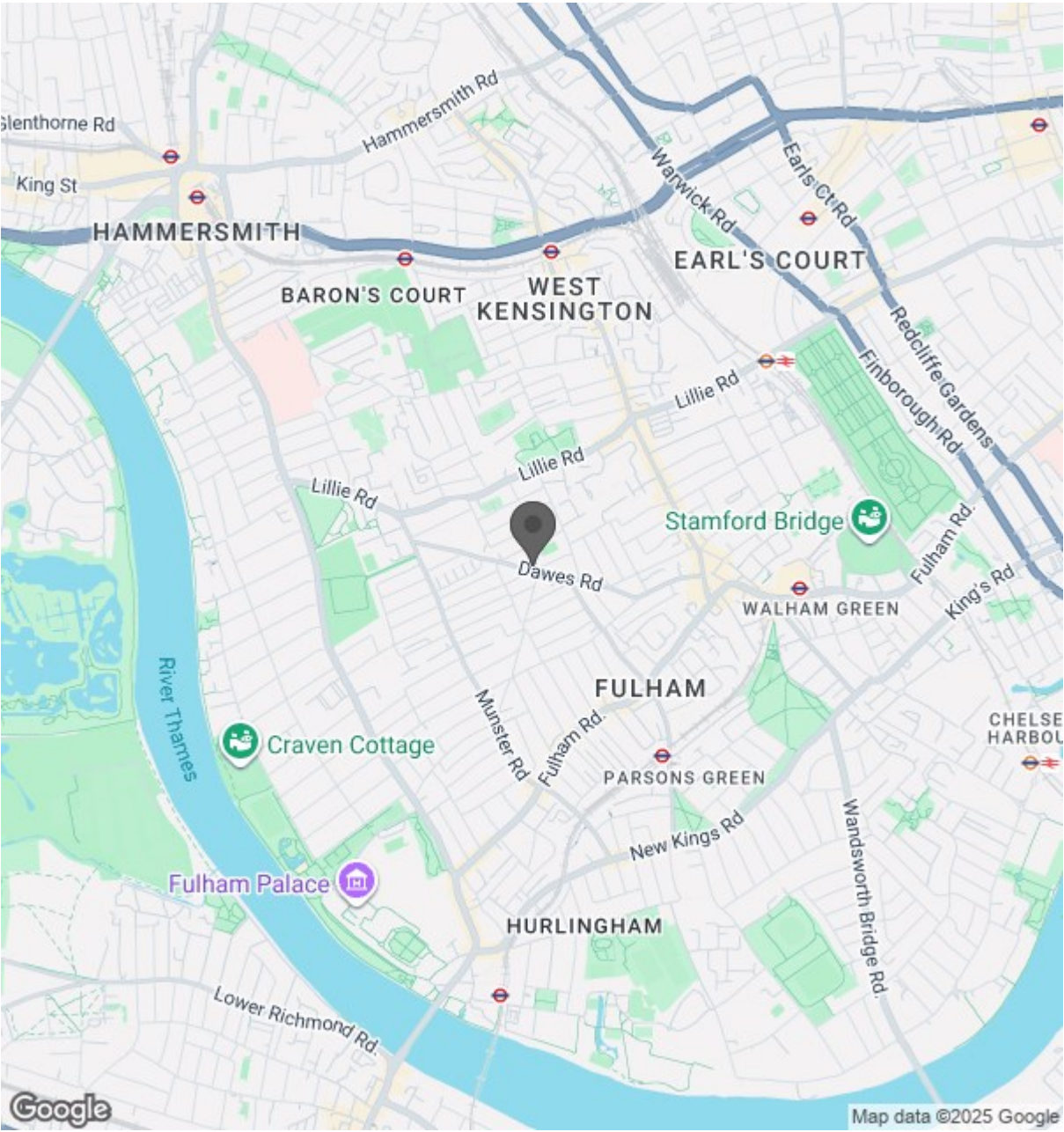
MATHEW GOSS
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Location



BRIK

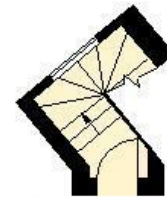
0000
SQ FT

0000
SQ M

Dawes Road, SW6

Approximate gross internal area
117.70 sq m / 1267 sq ft
(Including Eaves)
Eaves
16.44 sq m / 177 sq ft

Key :
CH - Ceiling Height

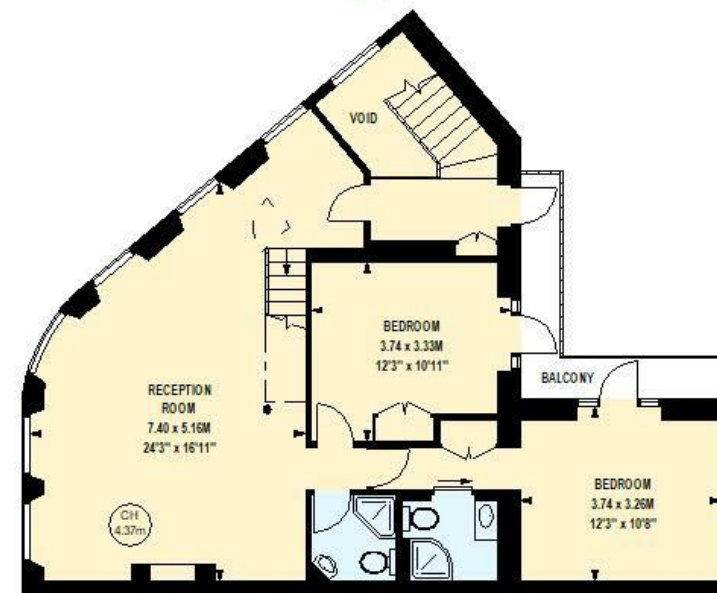


First Floor Entrance

37 sqft

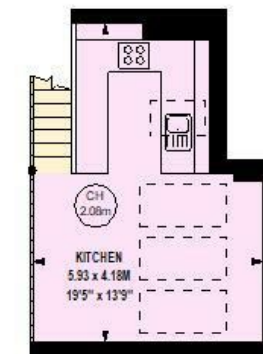


EAVES



Second Floor

822 sqft



Mezzanine

231 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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