



HIGHAM HOUSE WEST

Carnwath Road, London SW6



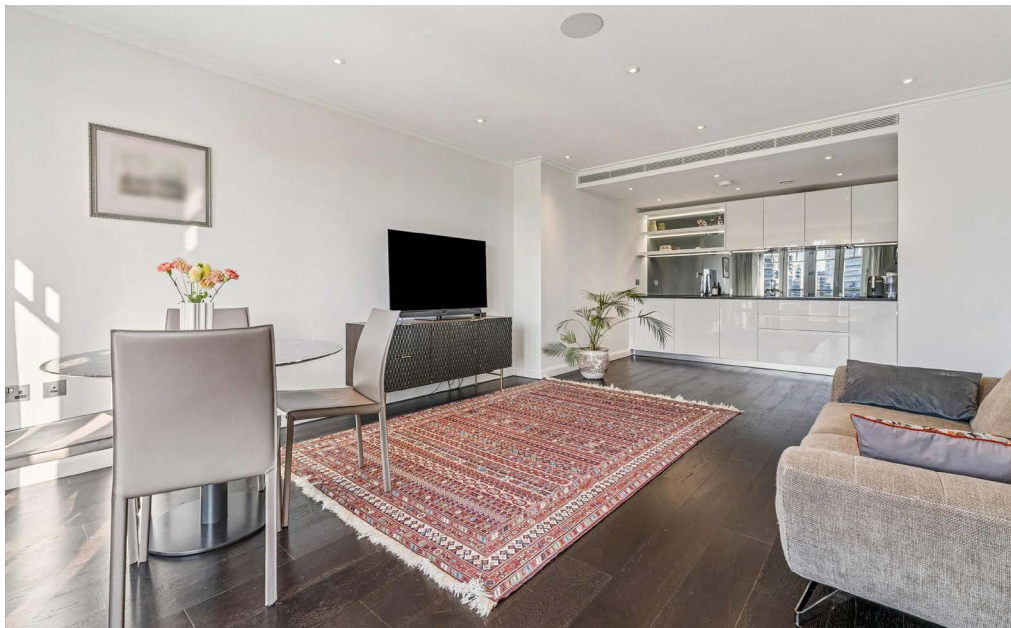
HIGHAM HOUSE WEST CARNWATH ROAD, LONDON SW6

Impressive two bedroom, two bathroom apartment with underground parking space.

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Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: F
Tenure: Leasehold, approximately 987 years remaining
Ground rent: £500.00 per annum*
Service charge: £6,000.00 per annum*

Guide price: £890,000



THOUGHTFULLY DESIGNED AND BEAUTIFULLY PRESENTED

Spanning over 880 sq ft, this impressive fourth-floor two-bedroom apartment offers expansive living space, modern finishes, and an abundance of natural light throughout. The heart of the home is the generous 25 ft open-plan kitchen/dining/reception room, featuring integrated appliances and direct access to a private south-facing balcony – perfect for morning coffee or evening relaxation.

The principal bedroom offers a spacious walk-in wardrobe and a sleek en suite bathroom, while the second double bedroom is equally well-proportioned and served by a large contemporary bathroom.

Thoughtfully designed and beautifully presented, this apartment combines comfort, functionality, and style in a desirable setting. Further benefits include an allocated





LOCAL AREA AND TRANSPORT LINKS

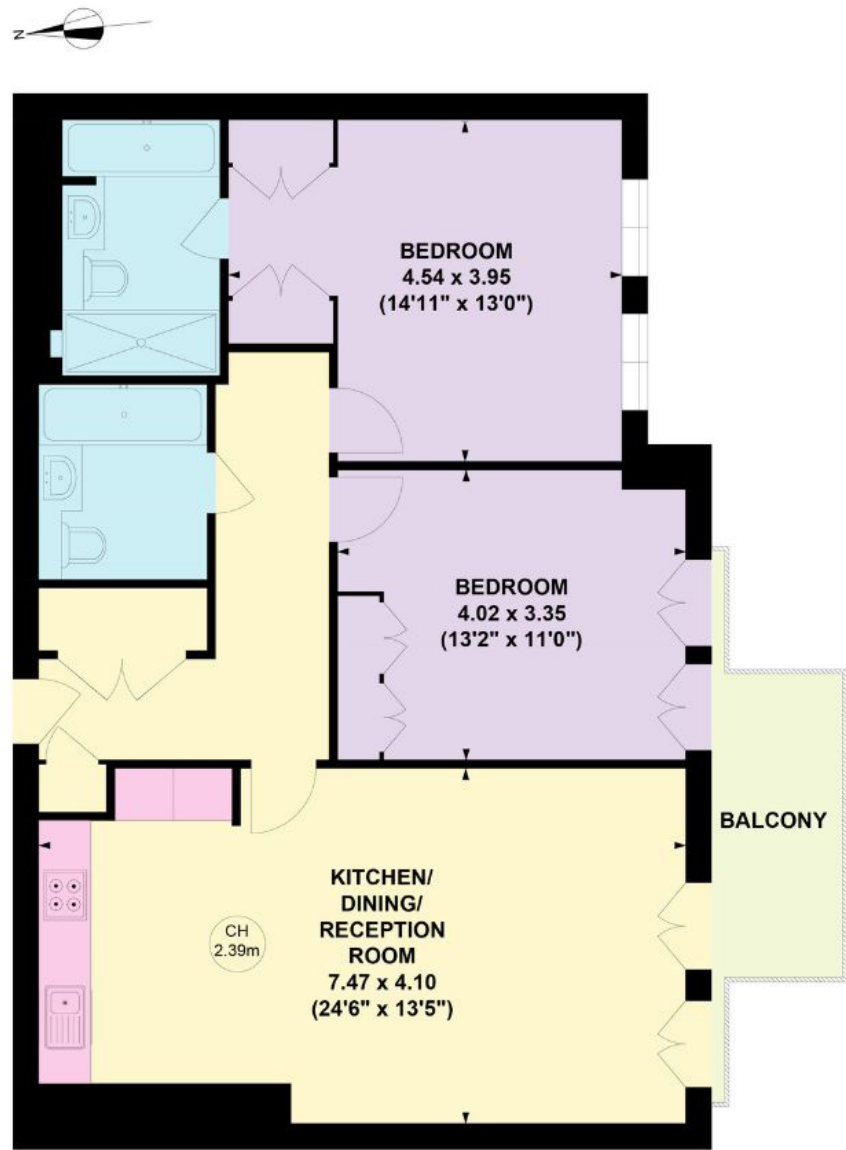
Situated within Higham House — a modern, purpose-built development — the property enjoys a prime location near the prestigious Hurlingham Club, with Hurlingham Park and the River Thames Pathway just moments away — ideal for walking, running, or cycling.

An array of local shops, cafés, restaurants, and boutique stores can be found nearby on Wandsworth Bridge Road, New King’s Road and Parsons Green, enhancing the vibrant yet community-focused lifestyle this location offers.

For transport links, Parsons Green Underground Station (District Line) is 0.9 miles away and Imperial Wharf Station (London Overground) is 1 mile away offer connections into Clapham Junction and the wider City. There are numerous bus routes running from Wandsworth Bridge Road and New Kings Road.

Please note all timings and distances mentioned are approximate.
*Please also note that we have been unable to confirm the review period and the date of the next review for the service charge and the ground rent. You should ensure that you or your advisors make your own enquiries.





FOURTH FLOOR

Approximate Gross Internal Area = 81.94-sq m / 882 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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