



ONGAR ROAD

London SW6



ONGAR ROAD LONDON SW6

Step into a two bedroom, two bathroom maisonette that welcomes you with warmth and character from the moment you arrive.

			EPC
2	2	1	C

Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: E
Tenure: Leasehold, approximately 112 years remaining
Ground rent: £10 per annum, review period and next review date are unknown.
Service charge: £653.35 per annum, review period and next review date are unknown.
Guide price: £700,000



LOCATION AND TRANSPORT

Located in the vibrant neighbourhood of Fulham, this property benefits from an array of amenities, including cafes, restaurants, and parks all within easy reach.

Excellent transport links ensure swift connections to other parts of the city, making it an ideal choice for those seeking an enriching urban lifestyle without compromising on comfort.





TWO DOUBLE BEDROOMS MODERN BATHROOMS

Entering through your own private entrance on the lower ground floor, the entrance hallway guides you into a generously sized double bedroom at the front of the property, complete with built-in storage and a stylish en suite shower room.

As you continue through this thoughtfully designed residence, you'll find a second double bedroom with its own en suite bathroom and clever built-in storage. A separate WC off the hallway adds a layer of convenience.

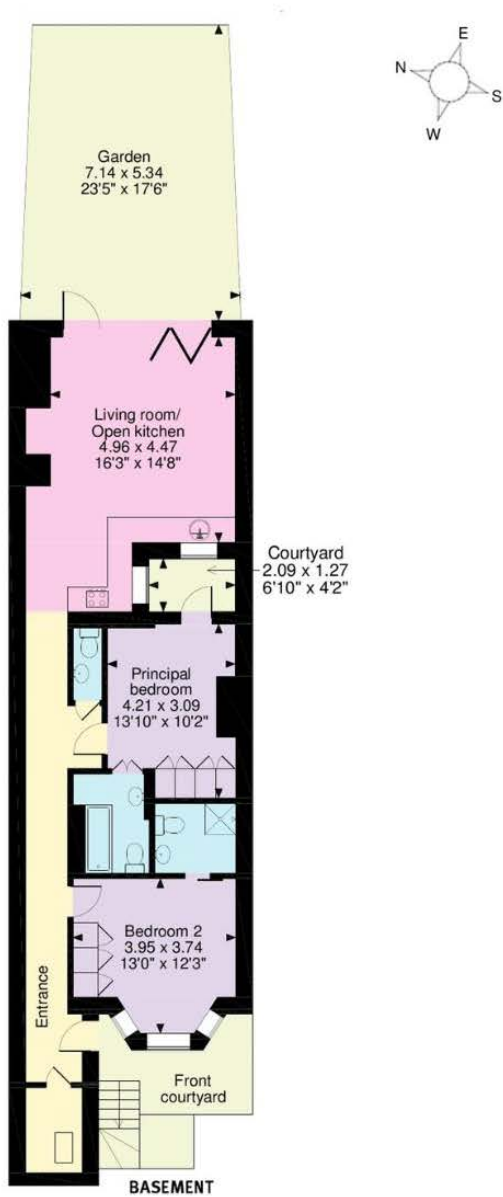
At the rear of the property the heart of the home truly shines with an open-plan kitchen and reception room which is a bright and uplifting space — perfect for entertaining. Bi-folding doors lead out to the paved garden, where the indoors and outdoors blend effortlessly.

Please note, that some of the photos are CGI. The Computer-Generated Images shown are for illustrative purposes only and not to be relied upon. We have been unable to confirm the review period and date for the ground rent and service charge. You should ensure you or your advisors make their own enquiries.

Please also note that we have been made aware that there is a Party Wall agreement in place and an insurance claim in 2024 following a leak from some work that was conducted in one of the upstairs flats that resulted in water ingress. You should ensure you or your advisors make their own enquiries.



Approximate Gross Internal Area = 83 sq m / 898 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)

Lewin Craig-Corbett

+44 20 7751 2406

lewin.craig-corbett@knightfrank.com

Knight Frank Fulham

203 New Kings Road

London SW6 4SR

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

