






FULHAM ROAD
London SW6



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A beautifully appointed two-bedroom apartment offering contemporary living in a prime location, with lift access and high-specification finishes throughout.

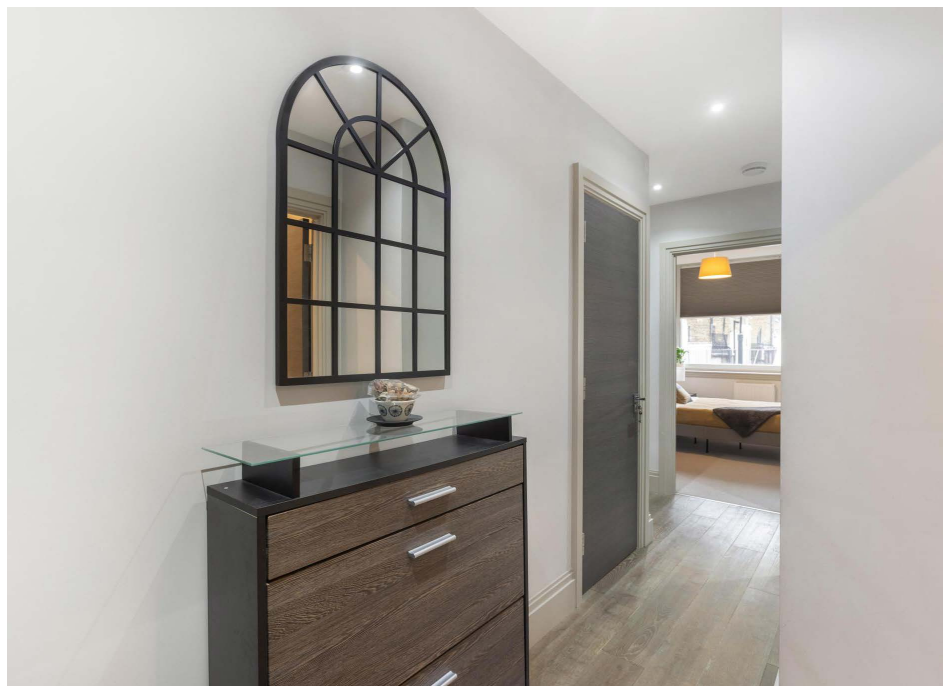
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Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: E
Tenure: Leasehold, approximately 114 years remaining
Ground rent: £350 per annum**
Service charge: £2,400 per annum***
Guide Price: £750,000



LOCATED CLOSE TO A VIBRANT ARRAY OF AMENITIES

Perfectly positioned on Fulham Road, SW6, this apartment enjoys an enviable location directly opposite the ever-popular Gail's Bakery — ideal for morning coffee or weekend brunch. Just moments from Fulham Broadway station, residents benefit from exceptional transport links and a vibrant array of shops, restaurants and amenities, all within easy reach.



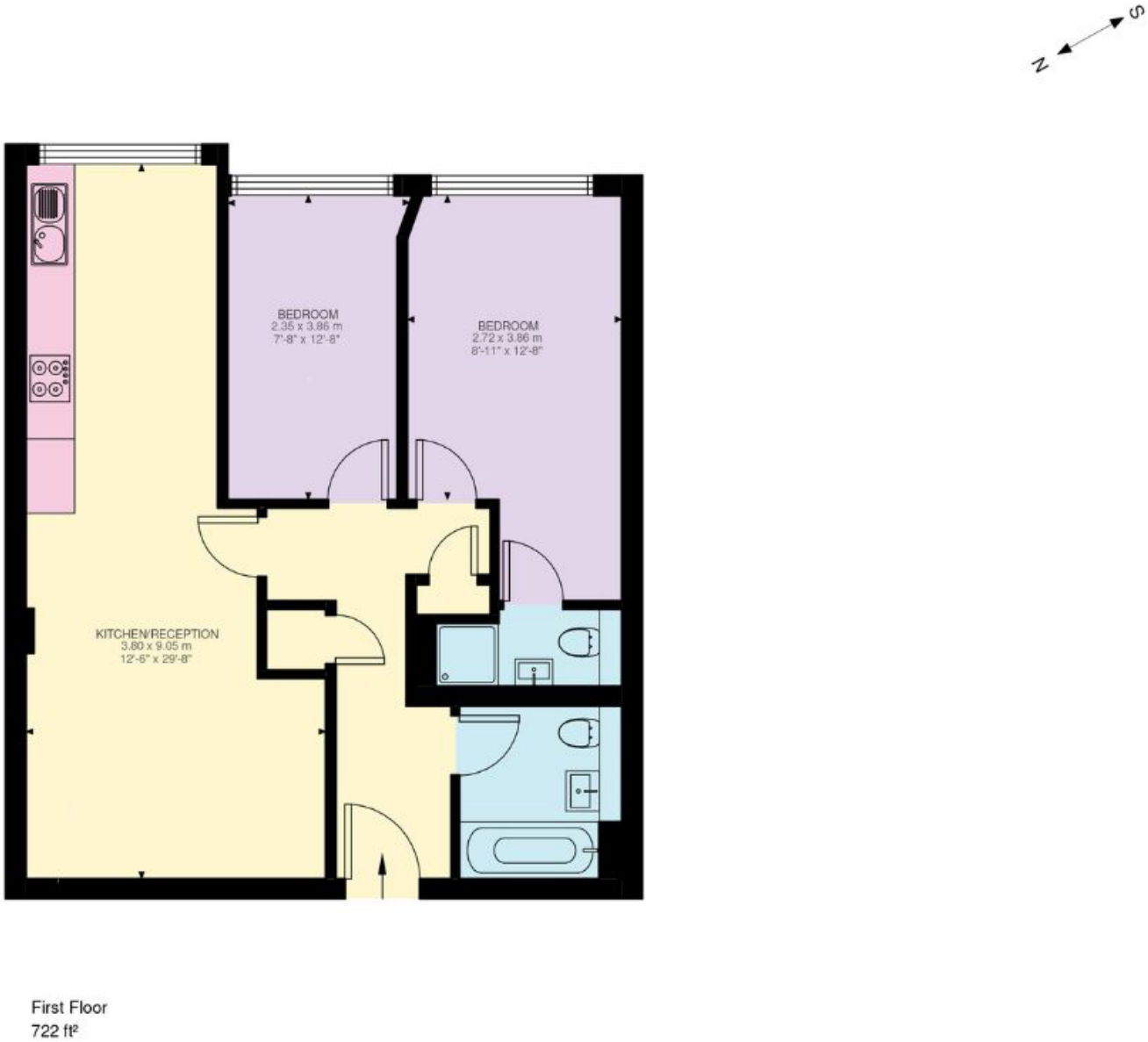


STYLISH URBAN LIVING

The accommodation comprises two generous double bedrooms, both featuring bespoke built-in wardrobes. The principal bedroom enjoys the added luxury of a sleek en suite shower room, while a separate family bathroom serves guests and the second bedroom. Bathroom fixtures are by Villeroy & Boch, complemented by Hansgrohe taps and Porcelanosa tiles, adding a touch of elegance and quality. At the heart of the home is the open-plan kitchen, dining and living area, finished to an exacting standard. The kitchen features premium appliances including a Miele hob and oven, a nearly new top-rated AEG combi washer-dryer, a Siemens slimline dishwasher, and a Siemens refrigerator. A Sonos sound system enhances the living space, perfect for entertaining or relaxing. The flat benefits from triple-glazed windows and excellent sound and energy insulation throughout, ensuring comfort and efficiency year-round. The building is predominantly owner-occupied, with a resident profile of young professionals, creating a vibrant and sociable community. The current demographic may suit professional couples, individuals, downsizers or investors seeking a high-quality, low-maintenance home in a dynamic urban setting. This property combines modern convenience with refined design, making it an ideal choice for those seeking a stylish and well-connected London base.

*PLEASE NOTE, that we have been made aware of the following:
 The property does not have leave to apply for a council parking permit.
 The freehold building is mixed use, with commercial to the ground floor, with floors 1-4 having a change-of-use from commercial to residential in 2015. The current listed Freeholder has gone into administration with some of the leaseholders actively pursuing converting the tenancy to shared-freehold via a joint buyout of the freehold.
 There are restrictive covenants in place.
 **If the existing lease terms remains in place, the ground rent would be subject to doubling at 25 years (2040).
 ***We have been unable to confirm the date of the next review for the service charge.
 You should ensure you or your advisors make their own enquiries.





Approximate Gross Internal Area = 67.08 sq m / 722 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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