



Rosebank  
Holyport Road, SW6

CHESTERTONS









A wonderfully bright 2 double bedroom, 2 bathroom lateral apartment set within this original riverside gated development overlooking the London Wetlands.

The property enjoys spacious living throughout with a fabulous reception/dining room with sliding doors opening on to West facing balcony with a glimpse of the River view. There is a separate kitchen and both double bedrooms are generous in size with plenty of fitted wardrobe space and views eastward towards the city skyline. Finally, there are two bathrooms.

Furthermore, the property benefits from having lift access. a private secure underground parking space & private storage area for bicycles and other storage close to the parking area.

The well maintained development benefits from having a resident caretaker and the service charge includes hot water and central heating. The location of the property allows for convenient access in and out of London towards Heathrow airport whilst Hammersmith underground station would be the nearest underground station.

- Overlooking London Wetlands
- 2 Bedrooms : 2 Bathrooms
- Off road underground parking
- 920 square feet

Asking Price £600,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Tenure:** Share of Freehold 948 years 9 months

**Service Charge:** £5200 Service charge includes hot water and heating

**Ground Rent:** £0

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** F

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## Rosebank, SW6

Approximate gross internal area

85.52 sq m / 920 sq ft

Key :  
CH - Ceiling Height



### Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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