

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## 17, ROSEBANK HOLYPORT ROAD, FULHAM, LONDON, SW6 6LG

NESTLED ON HOLYPORT ROAD IN THE VIBRANT AREA OF FULHAM, THIS SPACIOUS TWO-BEDROOM FLAT OFFERS A UNIQUE OPPORTUNITY FOR THOSE SEEKING A COMFORTABLE HOME IN A DESIRABLE LOCATION. SPANNING AN IMPRESSIVE 829 SQUARE FEET, THE PROPERTY IS SITUATED WITHIN A SECURE GATED DEVELOPMENT, ENSURING BOTH PRIVACY AND PEACE OF MIND.

UPON ENTERING, YOU ARE WELCOMED INTO A GENEROUS RECEPTION ROOM, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING QUIET EVENINGS AT HOME. THE FLAT FEATURES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND REST. THE BATHROOM HAS BEEN RECENTLY RENOVATED AND THE FLAT OFFERS A SECOND SEPARATE W.C.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PRIVATE BALCONY, WHERE YOU CAN UNWIND AND TAKE IN THE PICTURESQUE RIVER VIEWS, MAKING IT AN IDEAL SPOT FOR MORNING COFFEE OR EVENING RELAXATION. ADDITIONALLY, THE FLAT BENEFITS FROM OFF-STREET PARKING FOR ONE VEHICLE, A VALUABLE ASSET IN THIS

- STUNNING RIVER VIEWS
- PRIVATE BALCONY
- BRIGHT AND SPACIOUS
- SECURE OFF STREET PARKING
- LARGE STORAGE ROOM
- IN NEED OF SOME MODERNISATION
- COMMUNAL GARDEN
- SECURE GATED DEVELOPMENT
- LIFT ACCESS

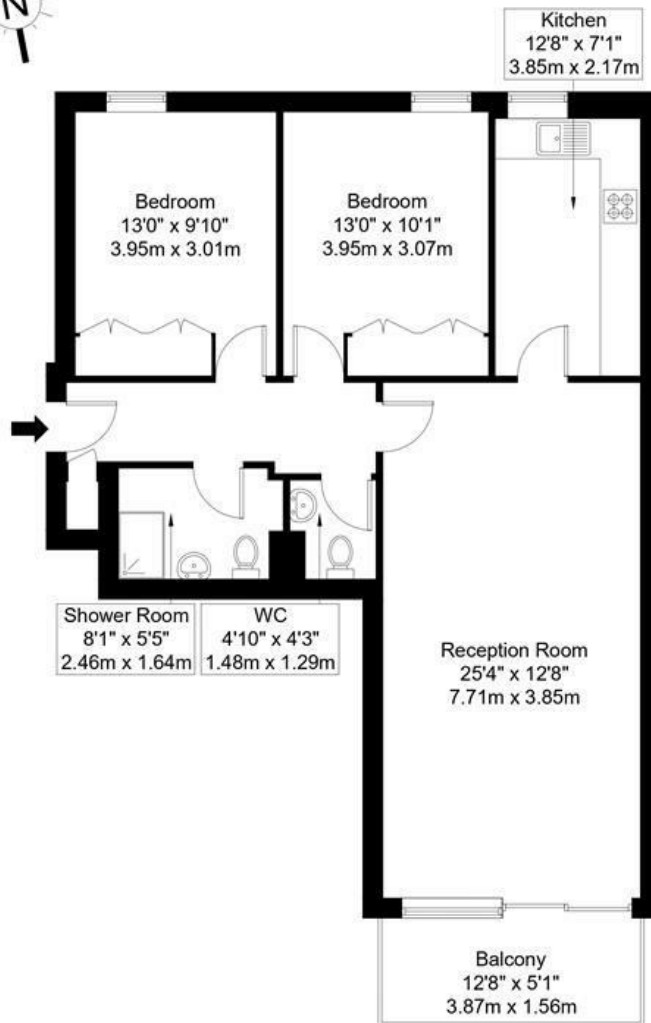
£600,000

# Holyport Road, SW6 6LG

Approx Gross Internal Area = 77.02 sq m / 829 sq ft

Balcony = 6.04 sq m / 65 sq ft

Total = 83.06 sq m / 894 sq ft



Fourth Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BleuPlan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	