



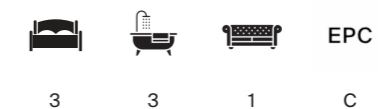
HARWOOD ROAD

London SW6



## HARWOOD ROAD LONDON SW6

A beautifully presented three-bedroom, three-bathroom split-level apartment offering well-configured living space, ideally located on Harwood Road in the heart of Fulham.



Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Leasehold, approximately 989 years remaining

Service charge: £3,775 per annum, reviewed annually, next review due 2026

Guide price: £1,150,000



## SPACIOUS DUPLEX LIVING WITH PRIVATE GARDEN

Occupying the ground and lower ground floors of a handsome period building, this spacious home combines generous proportions with modern finishes and a highly practical layout—perfect for families, sharers, or buyers seeking flexible accommodation.

The ground floor features a bright reception room, a well appointed double bedroom, and a stylish kitchen/dining room with ample space for entertaining. French doors lead directly out to the property's private garden (approximately 26 ft), providing a peaceful outdoor retreat rarely found in similar flats.

The lower ground floor offers two further double bedrooms, both with excellent storage and access to two modern bathrooms. A substantial storage/utility room completes this level, ideal for bikes, household items, or additional wardrobe space.

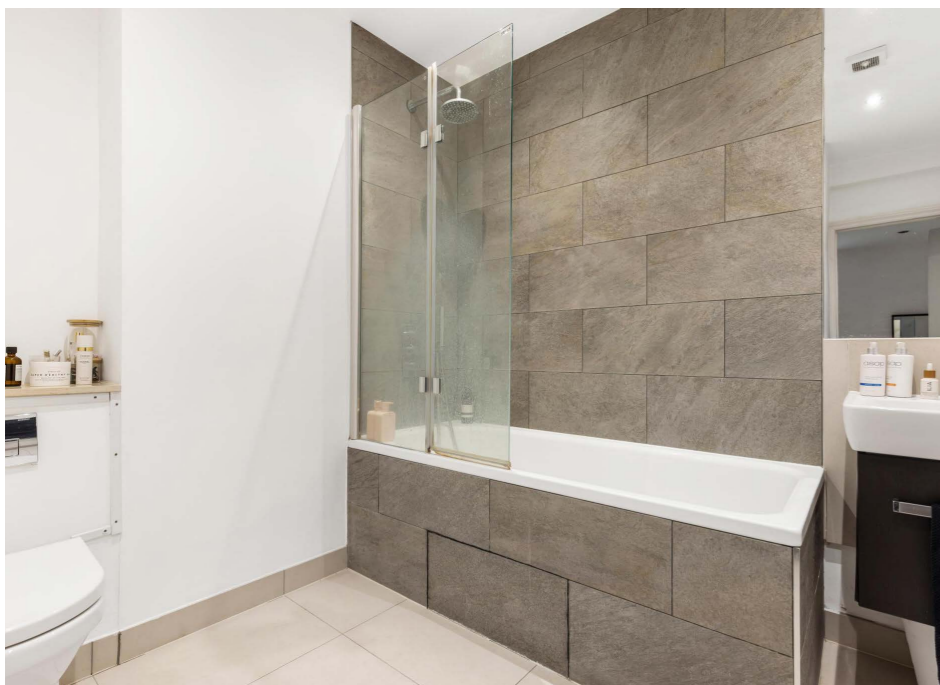




## PERFECTLY PLACED IN THE HEART OF FULHAM

Situated just moments from Fulham Broadway, the property offers easy access to an excellent mix of shops, cafés, restaurants, and excellent transport connections, including District Line services at Fulham Broadway and numerous local bus routes.

Nearby Parsons Green, Eel Brook Common, and the wider amenities of Fulham provide an attractive blend of green space and vibrant neighbourhood living.



Please note the following important information regarding the property:

- There is a historic restrictive covenant that prohibits the sale of beer, wine, or spirits from the premises.
- Certain drains, pipes, or wires may cross neighbouring land, and services for neighbouring properties may also cross this property.
- Party walls shared with neighbouring properties must be maintained jointly by the respective owners.
- The owner does not acquire rights of light or air that would restrict the use or development of adjoining land.

Prospective purchasers should review the title documents and obtain independent legal advice.





Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 125.91 sq m / 1,355 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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