

# RIVERHOMES

Rosebank  
Fulham SW6

£1,250,000  
Share of Freehold





## Rosebank Fulham SW6

Rosebank occupies an exceptional position on the Thames, with this two bedroom penthouse offering a rare opportunity to create a distinctive riverside home. Set within the 1970s development on the former Rosebank Wharf site, the apartment enjoys far-reaching views across the river towards Hammersmith Bridge, the wetlands of the WWT London Wetland Centre and the London skyline beyond. Generously proportioned accommodation includes a large reception room, separate kitchen and two double bedrooms, with expansive windows drawing the remarkable outlook into the

principal rooms. The defining feature is the substantial private roof terrace, which spans almost the entire footprint of the apartment. Currently a blank canvas, it offers exceptional potential to create an elevated garden and entertaining space, with uninterrupted views across the Thames and wetlands. Rosebank is a gated development with communal gardens, positioned directly on the Thames Path. The River Café, Crabtree Fields, Bishops Park and Fulham Palace are all within easy reach, alongside rowing clubs, cafés and long stretches of waterfront.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Spacious river-facing reception room**

**Outstanding private roof terrace**

**Secure gated riverside development**

**Allocated covered parking space**

**Direct access to the Thames path**

**Moments from The River Café & The Crabtree**

**Excellent transport links via Hammersmith station**

**Service charge: £6,580.52 per annum approx.**

**Building insurance: £668.76 per annum approx.**

**Council tax band: F - £2,194.84 per annum approx.**







## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

|                          |                                        |
|--------------------------|----------------------------------------|
| <b>Local authority:</b>  | London Borough of Hammersmith & Fulham |
| <b>Internal area:</b>    | 1,210 sq. ft. / 112.38 sq. m.          |
| <b>No. of bedrooms:</b>  | 2                                      |
| <b>Lease term:</b>       | TBA                                    |
| <b>Service charge:</b>   | TBA                                    |
| <b>Council tax band:</b> | F - £2,194.84 per annum approx.        |

