



Estcourt Road  
Fulham, SW6

CHESTERTONS





A first/second floor split level apartment, presented in excellent condition, benefiting from a private front door arranged as a large open plan breakfast kitchen with reception space and private terrace, together with two double bedrooms and two bathrooms.

The high specification property benefits from smart underfloor heating, air conditioning, water softening system, smart lighting and CAT 5 cabling.

Estcourt Road is conveniently situated moments from a great selection of shops, bars and restaurants found in Fulham and Parsons Green. Transport links include West Brompton, Fulham Broadway, and Parsons Green.

- First/second floor split level apartment
- Breakfast kitchen, reception space
- Two double bedrooms, two bathrooms
- Private front door, roof terrace

Asking Price £1,100,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	80	80
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold 992 years 5 months  
**Service Charge:** Approx. £1000 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** E

*Chestertons Fulham Road Sales*

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# Estcourt Road, SW6

Approximate gross internal area

95.78 sq m / 1031 sq ft

Key :  
CH - Ceiling Height



**Ground Floor  
Entrance**

**First Floor**

**Second Floor**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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