

# Rosebank, Holyport Road, SW6

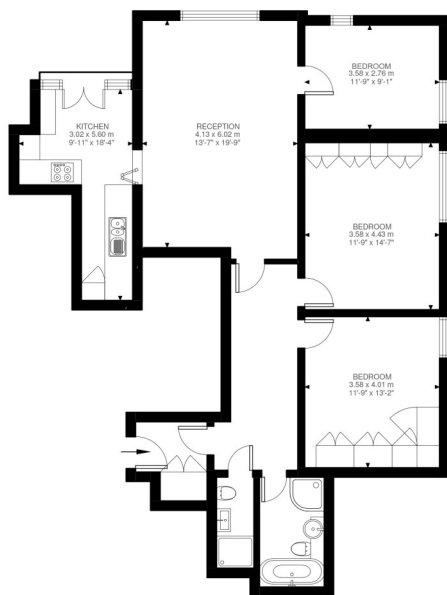
Fulham, London







## Rosebank, Holyport Road



Sixth Floor  
1141 ft²

Located on the sixth floor of the tower in the iconic Rosebank Wharf riverside gated development, is this immaculate and a rarely available three double bedroom, two bathroom apartment with superb views of the river Thames and Wetlands conservation area beyond from the reception dining room, kitchen breakfast room and the three double bedrooms. There are wood floors in the living areas, plenty of built in storage in two of the bedrooms and there is a hallway storage cupboard too. The contemporary kitchen breakfast room has Bosch appliances and French doors that open on to a Juliet balcony. There is a generous family bathroom with a separate shower, a further shower room and communal heating and hot water are included in the service charge as well. Furthermore, there is a concierge, lift access to all floors and the apartment comes with a private storage unit in the basement, an allocated off street car parking space, a share of freehold and a lease in excess of 900 years. Rosebank is ideally located for the excellent local amenities, including the Crabtree riverside gastro pub, The Michelin starred River Café, the bars and restaurants in the Fulham Reach riverside development, Bishops Park and the Thames Path, the Nuffield health club and is within walking distance to the excellent transport hub at Hammersmith Broadway (Piccadilly, District, Circle and Hammersmith & City lines). Offered with no onward chain, early viewing is recommended.

**THREE DOUBLE BEDROOMS \* LARGE RECEPTION DINNING ROOM  
KITCHEN BREAKFAST ROOM WITH JULIET BALCONY  
BATHROOM WITH SEPARATE SHOWER \* SHOWER ROOM  
LIFT TO ALL FLOORS \* STORAGE UNIT IN BASEMENT  
OFF STREET ALLOCATED PARKING  
CONCIERGE & COMMUNAL HEATING AND HOT WATER  
SHARE OF FREEHOLD & CHAIN FREE**

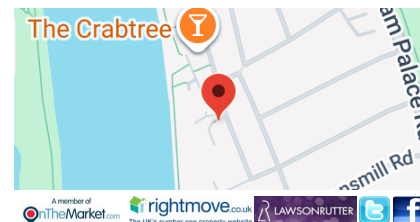
All viewings by appointment through our  
**Fulham Office:**

**T: 020 7731 3636**

**E: fulham@lawsonrutter.com**

347 Fulham Palace Road, London  
SW6 6TB

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own



Holyport Road, SW6  
Approximate Gross Internal Area  
106.02 SQ.M / 1141 SQ.FT

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