Knight Frank

ATALANTA STREET

London SW6

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Occupying a prime position within the iconic Hunts Paper Factory development, this exceptional one-bedroom loft-style apartment offers a rare opportunity to own a piece of Fulham's industrial heritage, thoughtfully reimagined for contemporary living.

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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Leasehold, approximately 238 years remaining

Ground rent: £450.00 per annum, reviewed annually, next review due December 2026

Service charge: £2,842.00 per annum, reviewed annually, next review due December 2026*

Guide price: £800,000

INDUSTRIAL HERITAGE MEETS CONTEMPORARY LOFT LIVING

Set on the second floor of the former paper factory, the apartment extends to approximately 934 sq ft and beautifully showcases the character of the original building. Striking vaulted ceilings with exposed trusses, impressive ceiling heights exceeding 4 metres in places, and expansive glazing create an extraordinary sense of volume and light throughout.

The heart of the home is a magnificent open-plan kitchen, reception and dining space measuring over 24 feet in width. Designed for modern living and entertaining, the bespoke kitchen features sleek handleless cabinetry, marble-effect worktops and integrated appliances, while the generous reception area enjoys elevated rooftop views and direct access to a private balcony overlooking mature gardens and surrounding period houses.

BOLD ARCHITECTURE BEAUTIFULLY REIMAGINED

The spacious principal bedroom benefits from built in wardrobes and a stylish en suite shower room, complemented by a separate contemporary bathroom and utility room. Herringbone timber flooring flows throughout the apartment, enhancing the sense of sophistication and continuity.

Residents of Hunts Paper Factory enjoy a unique environment where original industrial architecture has been sensitively transformed into an exclusive residential development. Dating back to Fulham's rich manufacturing past, the former factory has been converted to an exceptional standard, retaining many of its warehouse-inspired features while delivering the comfort and efficiency of a modern home.

*Please note, the annual insurance premium is £647.26, charged separately from the service charge. The current service charge listed is a budgeted figure and subject to balancing adjustments. Purchasers should verify all charges through their solicitor and the managing agents.

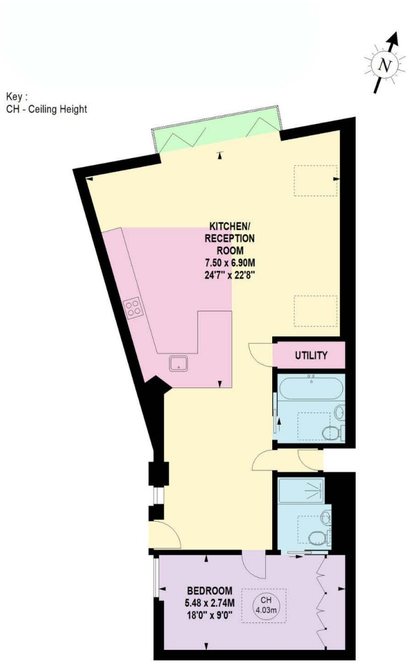
The title documentation records the benefit of an emergency-only right of way over adjoining land. The extent and operation of these rights should be verified by a purchaser's solicitor by reviewing the title documents and lease.The property is sold subject to the covenants, restrictions and obligations contained within the lease and title documentation. These may include restrictions relating to pets, subletting, use of the property, alterations, rights over communal areas and other matters. The seller and agent have not undertaken a full review of all lease provisions and prospective purchasers should rely on their own legal investigations to establish the full extent of any restrictions affecting the property.

Information relating to utility services and drainage connections has not been confirmed by the seller and should be treated as unverified. Prospective purchasers must satisfy themselves regarding the availability, connection status and suitability of all utility services prior to exchange of contracts.

LEAFY SURROUNDINGS, VIBRANT AMENITIES

Atalanta Street is a residential address in the heart of Fulham, perfectly positioned to enjoy the area's vibrant mix of independent shops, cafés and acclaimed restaurants. The popular amenities of Munster Village, Parsons Green and Fulham Road are all within easy reach, while nearby Bishops Park and the River Thames provide beautiful green open spaces and scenic riverside walks.

Residents benefit from excellent connectivity, with Parsons Green and Fulham Broadway Underground stations (District Line) offering access to the West End, the City and beyond.



Second Floor

Approximate Gross Internal Area = 86.77 sq m / 934 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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