

SANDS END LANE

London SW6



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LONDON SW6

A well-proportioned fifth-floor two bedroom apartment with two bathrooms, a generous reception room and balcony, with lift access and concierge.



Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: D

Tenure: leasehold, approximately 995 years remaining

*Ground rent: unknown, you and your advisors should make your own enquiries

*Service charge: unknown, you and your advisors should make your own enquiries

Guide price: £1,100,000



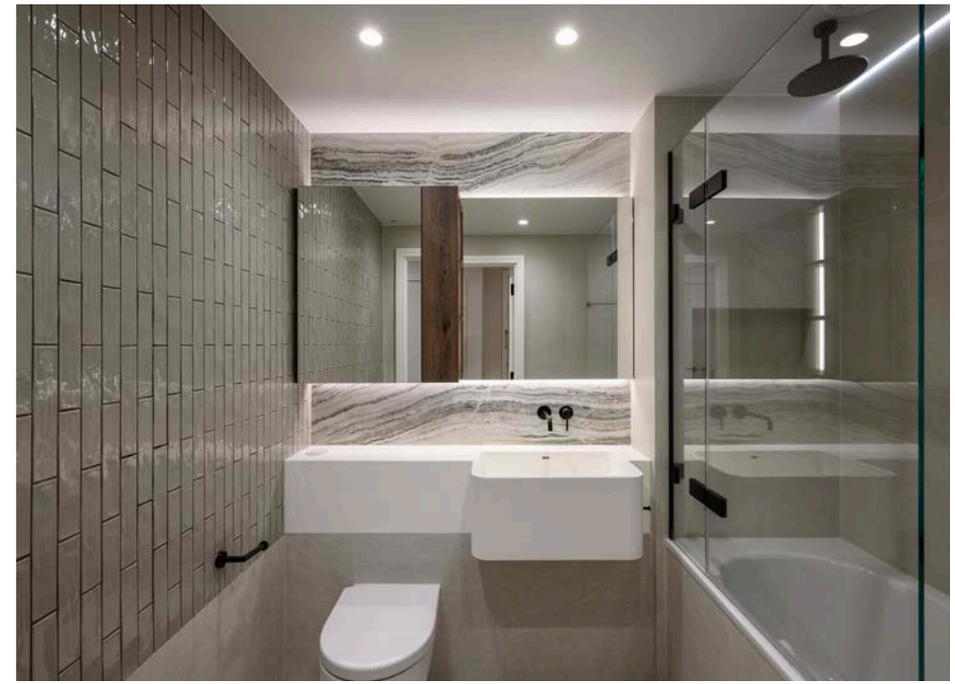


SANDS END LANE, LONDON, SW6

A well-proportioned two bedroom apartment positioned on the fifth floor of Valentine House, offering a generous reception room, separate kitchen, two bathrooms and a balcony, together with lift access and concierge.

The entrance hall provides a natural division between the principal living space and bedrooms. The reception room extends to approximately 17 ft and comfortably accommodates both sitting and dining areas, with large glazed doors opening on to the balcony.

Adjoining the reception room is a contemporary kitchen, arranged with an extensive range of fitted cabinetry and integrated appliances.









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There are two bedrooms. The principal bedroom benefits from excellent proportions and is enhanced by fitted storage and an en suite shower room. The second bedroom is positioned separately and is served by a further bathroom with a bath and overhead shower.

The apartment further benefits from useful storage off the entrance hall and valuable outside space in the form of the balcony. Valentine House also provides the convenience of a concierge and lift access.

Valentine House is located in Fulham, close to the amenities around Imperial Road and the wider Sands End area. The neighbourhood offers a growing selection of cafés, shops and everyday amenities, with further choices available around Fulham Broadway and Chelsea Harbour.

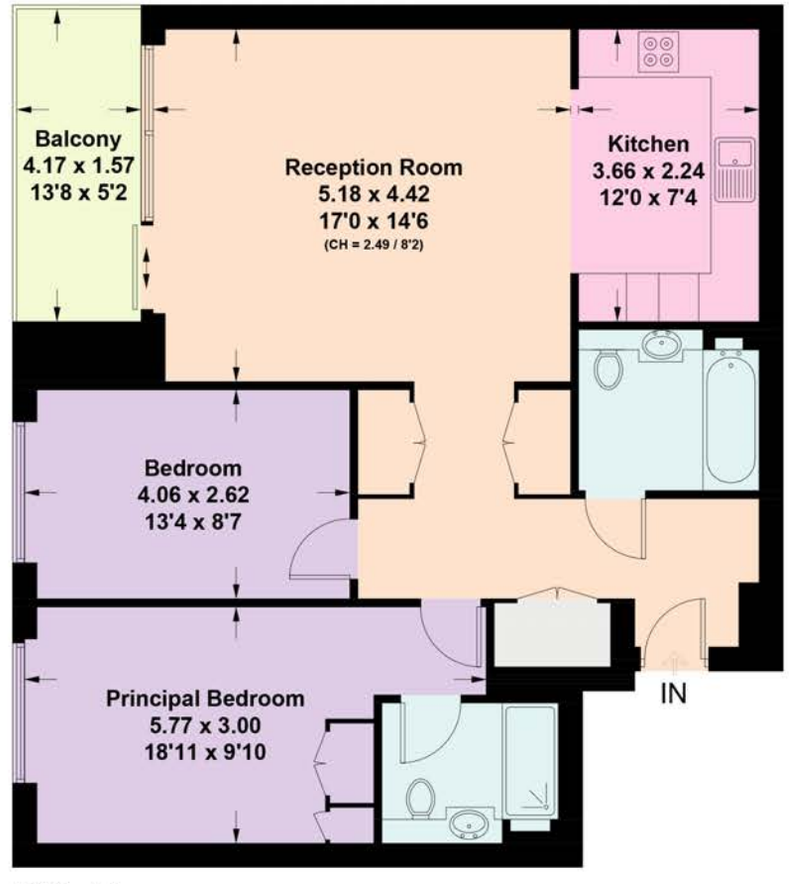
Transport connections include Fulham Broadway Underground station on the District line and Imperial Wharf station for London Overground services, while a number of local bus routes serve the surrounding area.

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*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



Valentine House, SW6



Fifth Floor

Approximate Gross Internal Area = 79.25 sq m / 853 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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