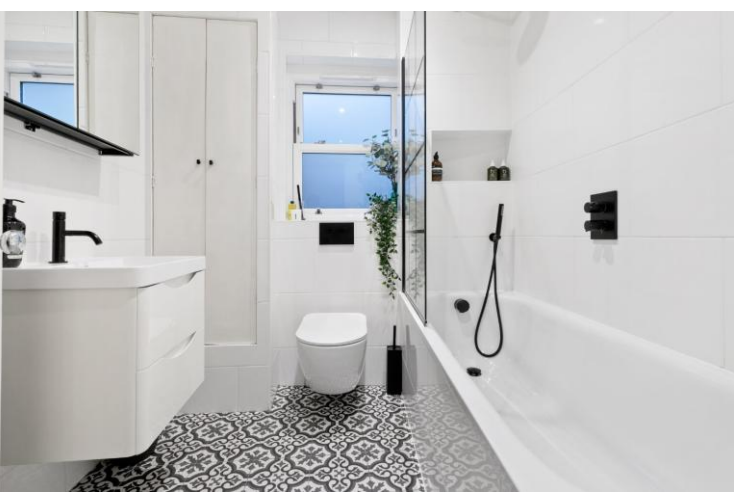




Colehill Lane  
Fulham, SW6

CHESTERTONS





A well appointed ground floor garden apartment, extending to circa 650 square feet of living accommodation in this well regarded residential street.

The apartment consists of two bedrooms, both of which benefit from fitted wardrobe space, a superb, modern and fully tiled bathroom suite and partitioned open plan living, dining and kitchen area. This property is particularly unique when compared with other garden flats in the area, with the kitchen placed at the front of the property and benefitting from being south-facing, allowing for a good amount of natural light. The kitchen has also been completely refurbished, with new carpet throughout the property since the current owners' tenure.

Outside, the property is accessed via an internal communal door, shared with the upstairs apartment. To the rear, the property benefits from an easy to maintain 'L' shaped garden, which is currently laid to decking, making it a superb space for entertaining and al fresco dining.

Colehill Lane is well positioned close to both Munster Road and Fulham Road which provide a selection of popular boutique shops, bars and restaurants. Green space is available at the nearby Bishops Park and the area is well serviced by public transport with Parsons Green underground (District Line, Zone 2) nearby and bus routes on Fulham Palace Road linking the property to central London.

- Two bedrooms, one bathroom
- Ground floor garden apartment
- Private Garden
- High-quality finish

'Offers in Excess of' £750,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	67	77
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 996 years 1 months  
**Service Charge:** Adhoc - half the yearly buildings insurance premium.  
**Ground Rent:** n/a  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** D

**Chestertons Fulham Road Sales**

654 Fulham Road  
 Fulham  
 London  
 SW6 5RU

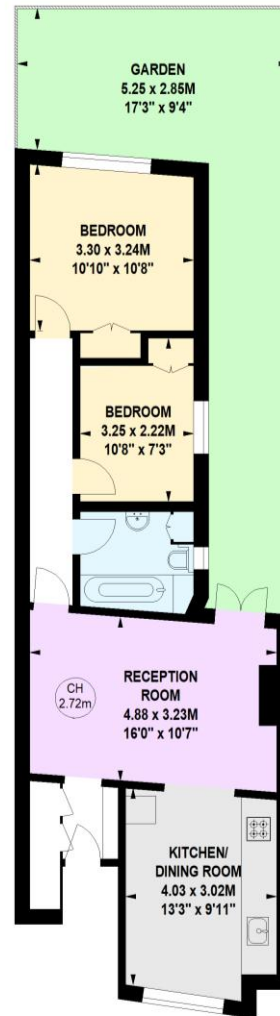
fulham@chestertons.co.uk  
 020 7384 9898

# Colehill Lane, SW6

Approximate gross internal area

59.83 sq m / 644 sq ft

Key :  
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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