





DAWES ROAD

London SW6



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A split-level apartment arranged over the upper floors of a charming period building on the sought-after Dawes Road, SW6, notable for its excellent outdoor space.

   EPC  
2 2 1 C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: D

Tenure: Share of freehold, plus leasehold, approximately 108 years remaining

Service charge: £1,702 per annum, reviewed annually, next review due 2026

Guide price: £700,000



## SPLIT-LEVEL DESIGN WITH A SOUTH-WEST BALCONY

The accommodation is thoughtfully designed, featuring two well-proportioned double bedrooms positioned across separate levels, served by two bathrooms for added convenience and practicality.

The property also benefits from a bright reception room and kitchen, which open directly onto a generous private balcony. This southwest-facing balcony is a particular highlight, offering uninterrupted views and a seamless extension of the living space—perfect for morning coffee, al fresco dining, or simply relaxing outdoors.





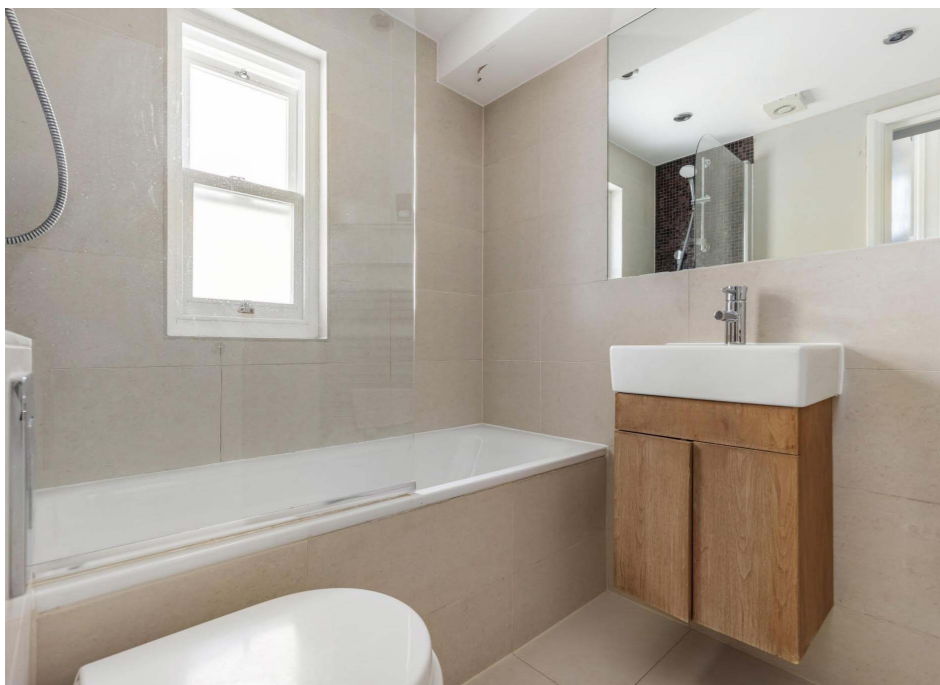


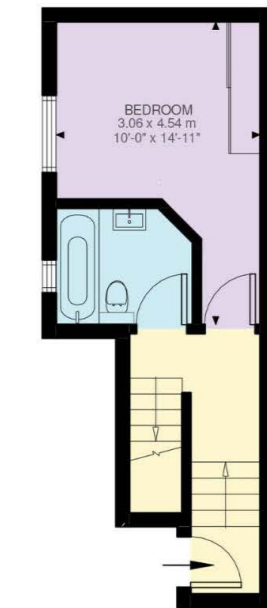
## WELL LOCATED FOR FULHAM BROADWAY & PARSONS GREEN

Dawes Road enjoys a prime location, ideally situated for easy access to the vibrant amenities of both Fulham Broadway and Parsons Green.

The area offers a wide variety of restaurants, cafés, and local shops, catering to a range of tastes and lifestyles.

Excellent transport connections are also close at hand, making commuting and travel across London both convenient and efficient.





First Floor  
224 ft<sup>2</sup>



Second Floor  
499 ft<sup>2</sup>



Approximate Gross Internal Area = 67.22 sq m / 724 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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