



EDENHURST AVENUE

London SW6

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quoting location
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EDENHURST AVENUE LONDON SW6

An incredible opportunity to acquire a well-proportioned two storey apartment offering the space and feel of a house, set on this prestigious street close to the world famous Hurlingham Club.

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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: F

Tenure: Leasehold, approximately 187 years remaining

Ground rent: Peppercorn

Guide price: £1,250,000



SUPERB ENTERTAINING SPACES WITH PERIOD DETAIL

The property offers superb entertaining space, including a stunning 22-foot reception room featuring a bay window, fireplace and bespoke joinery. Adjoining is a well-appointed kitchen with a separate dining room, also benefitting from a feature fireplace. Further accommodation on this level includes a guest WC and a utility room.

The upper floor comprises three spacious bedrooms. The principal bedroom includes a walk-in wardrobe and en suite bathroom, and one additional bedroom benefits from an en suite shower room and eaves storage.

This elegant home combines period character with practical living in one of Fulham's most sought-after locations.





EXCLUSIVE FULHAM LIVING NEAR THE HURLINGHAM CLUB

Edenhurst Avenue is ideally located just moments from the world famous Hurlingham Club. The area offers a vibrant mix of shops, cafés and restaurants, with Parsons Green close at hand.

Excellent transport links are also nearby, including Putney Bridge and Parsons Green stations along with numerous bus routes on Fulham High Street and New Kings Road.

Residents are perfectly placed to enjoy riverside walks along the Thames to Bishop’s Park, as well as the expansive green spaces of Hurlingham Park, South Park and Eel Brook Common.

- Please Note
- There is no service charge; however, the owner contributes to the annual building insurance premium and to shared front garden maintenance.
 - A public consultation is underway regarding proposed redevelopment of the nearby Porsche garage and adjoining railway arches.





(Including Eaves Storage)
Approximate Gross Internal Area = 154.83 sq m / 1,667 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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