

# RIVERHOMES

River Gardens  
Fulham SW6

£1,250,000  
Share of Freehold



## River Gardens, Fulham, SW6

This exceptionally spacious three bedroom, two bathroom apartment has full and direct views over the river from its large picture windows. On the raised ground floor of Elm Lodge at River Gardens, this apartment is flooded with natural light. A spacious terrace leads off the living room. The master bedroom is en suite and there is a further family bathroom. There is a separate kitchen as well as a study area which overlooks the river. There is also a separate utility room.

Residents have use of a swimming pool and sauna along with the landscaped gardens. Further benefits include concierge service and an allocated underground parking space.

### KEY FEATURES

**EPC rating B**

**Service Charges: £6,200 per year approx.**

**Spacious three bedroom, two bathroom apartment**

**Spacious terrace**

**Separate kitchen and utility room**

**Access to swimming pool and sauna**

**Allocated underground parking**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith and Fulham
<b>Internal area:</b>	1,354 sq. ft. / 125.80 sq. m.
<b>Garden area:</b>	Terrace
<b>No. of bedrooms:</b>	3

