



PELLANT ROAD

London SW6



## PELLANT ROAD LONDON SW6

Situated on the ever-popular Pellant Road, this charming two-bedroom ground floor period flat offers well-balanced accommodation, modern finishes and excellent outdoor space, making it an ideal home for professionals, couples or downsizers.

   EPC  
2 1 1 C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Leasehold, approximately 143 years remaining

Guide price: £625,000



## CHARACTERFUL INTERIORS, LIGHT-FILLED LIVING SPACE

The property benefits from a striking period bay window to the front, flooding the principal bedroom with natural light and enhancing the character of the flat. Both bedrooms are well proportioned and thoughtfully laid out.

To the rear, the flat opens into an impressive open plan kitchen and living area, designed for both everyday living and entertaining. The contemporary kitchen is well equipped with integrated appliances and ample storage, while the living space flows seamlessly through to the private rear garden via large doors, creating a wonderful indoor outdoor feel. The garden is attractively arranged, offering a peaceful and low maintenance space ideal for relaxing, entertaining or al fresco dining.

The accommodation is completed by a modern bathroom, finished to a high standard and featuring a stylish walk in monsoon shower.





## SOUGHT-AFTER STREET CLOSE TO FULHAM BROADWAY

Pellant Road is a quiet and well-regarded residential street, ideally positioned within easy reach of the wide range of shops, restaurants and transport connections at Fulham Broadway.

The area has recently been further enhanced by the addition of the new M&S Foodhall, alongside existing supermarkets, bars, cafés and leisure facilities.

Fulham Broadway Underground Station (District Line) is close by, providing swift access into the West End and the City, while the open spaces of Eel Brook Common are also within walking distance.

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Please note, the title includes restrictions, including lender consent on sale, and a reference to a historic deed with possible restrictive covenants of unknown terms. Buyers should rely on their own solicitor for advice.





Ground Floor  
621 ft<sup>2</sup>

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 57.65 sq m / 621 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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