



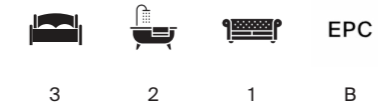
BRITANNIA ROAD

London SW6



BRITANNIA ROAD LONDON SW6

This beautifully presented top-floor, three-bedroom, two-bathroom apartment with parking, combines modern design with generous lateral space in the heart of SW6.



Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Leasehold, approximately 116 years remaining

Ground rent: £650.00, per annum, reviewed every year, next review due December 2026

Service charge: £4,174.59, per annum, reviewed every year, next review due December 2026

Guide price: £1,250,000



STYLISH TOP-FLOOR LIVING WITH A SPACIOUS TERRACE

The home features a bright open plan reception with hardwood flooring, a stylish breakfast peninsula, and a fully integrated Miele equipped kitchen, creating an elegant setting for both everyday living and entertaining. A standout highlight is the west facing private terrace, an inviting outdoor space ideal for relaxing, dining, or hosting guests.

The three well-proportioned bedrooms provide excellent flexibility for family living, guests, or home working, while the two contemporary bathrooms add convenience and comfort.

Further benefits include gated entrance, gated off street parking, a rare and valuable asset in this prime SW6 location. There is also the option to purchase the furniture (subject to separate negotiation).







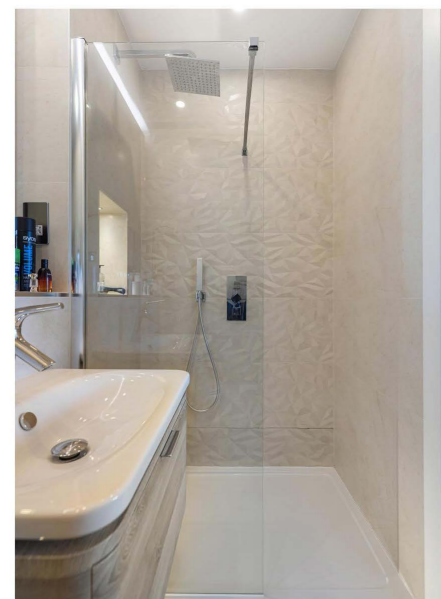
EXCEPTIONAL SOUGHT-AFTER FULHAM LOCATION

Situated in a gated mews just off Fulham Road, Porteus Apartments enjoys an enviable position close to the shops, cafés and amenities of Fulham Broadway.

The area benefits from excellent transport links, with Fulham Broadway Station (District Line) nearby, offering direct services into Central London and the City. Numerous bus routes run along Fulham Road and Dawes Road, making commuter travel quick and reliable. Green spaces such as Eel Brook Common and Bishop's Park are nearby, providing attractive outdoor space for leisure and sports.

The development also offers easy access to the wider Fulham and Chelsea neighbourhoods, including Parsons Green and the riverside.

Please note: The property is subject to any rights and obligations set out in the lease with restrictions to the lease and restrictive covenants in place. There is also historic 1938 covenant states the property cannot claim a right to light or air over neighbouring land. You should ensure you or your advisors make their own enquiries.





Third Floor
1156 ft²

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

Approximate Gross Internal Area = 107.35 sq m / 1,156 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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