



Let **UK** Home

1 Bedrooms

SW6 3FA

Located in London

£3,500 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Herland Court, Carnwath Road, London SW6



Let UK Home are excited to offer a brand new one bedroom apartment in Herland Court, part of Hurlingham Waterfront development located in the heart of Fulham, South-West London. Property Reference:

This property comprises a large bright open plan kitchen and living room leading to a private balcony, one double bedroom with a fitted wardrobe, a spacious bathroom and ample storage.

Residents will benefit from an extensive five-star amenity package including concierge service, secure access control, gym, indoor swimming pool, sauna, steam room, private cinema room, co-working space and residents' lounge.

Positioned alongside the River Thames, selected units enjoy river views, with scenic riverside walkways perfect for jogging and casual strolls. The surrounding South Fulham neighbourhood offers established local amenities, with convenience stores, boutique supermarkets, cafés and restaurants within walking distance including Little Waitrose and Co-op. Nearby destinations include Fulham Riverside, Parsons Green and Putney, offering a wide choice of eateries, bars and retail outlets.

Wandsworth Town National Rail Station is within walking distance with direct services to London Waterloo, alongside nearby Imperial Wharf (Overground) and Parsons Green (District Line) Underground stations. Major road routes A306 and A3 offer convenient driving access to Chelsea, Kensington, Westminster and Heathrow Airport.

The area is well-known for abundant green spaces such as Bishops Park and Hurlingham Park, alongside highly-regarded local schools. It also boasts convenient commuter access to top London higher-education institutions including Imperial College London, UCL and King's College London.

- 3rd Floor
- Near River Thames
- Concierge Service & 24h Security
- Spa & Gym
- EPC Rating: B

- South Fulham
- Zone 2
- Workspace & Lounge
- Swimming Pool





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: New Build

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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