



Fulham Palace Road, Fulham, SW6

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Fulham Palace Road, Fulham, SW6

A two bedroom, two bathroom flat presented in good condition and benefitting from a large south west facing roof terrace.

2 Bedrooms | 1 Reception room | 2 Bathrooms
EPC Rating C

The flat is laid out over the first and second floor of this imposing Victorian house. Upon entering on the first floor there is an en suite double bedroom, on the second floor there is a further double bedroom and family bathroom. The open plan kitchen/reception room is a fantastic size and opens out to an amazing southwest facing roof terrace.

The property is located on Fulham Palace Road. The closest station is Putney Bridge (District Line) Hammersmith (Piccadilly and District Lines) is almost equidistant. There are a number of shops and restaurants located nearby. The fantastic green space of Bishops Park is a short distance away and the Thames Path provides access to Hammersmith and Putney.

Terms

Tenure: Leasehold, 110 years 9 months

Service Charge: £1,508 pa

Ground Rent: £75 pa

Council Tax: Band D

Local Authority: The London Borough of Hammersmith and Fulham

Asking Price: £675,000

Fulham

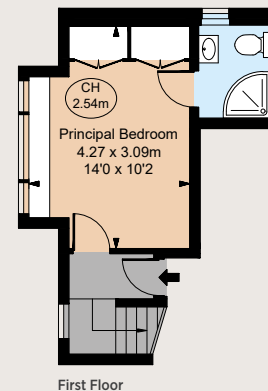
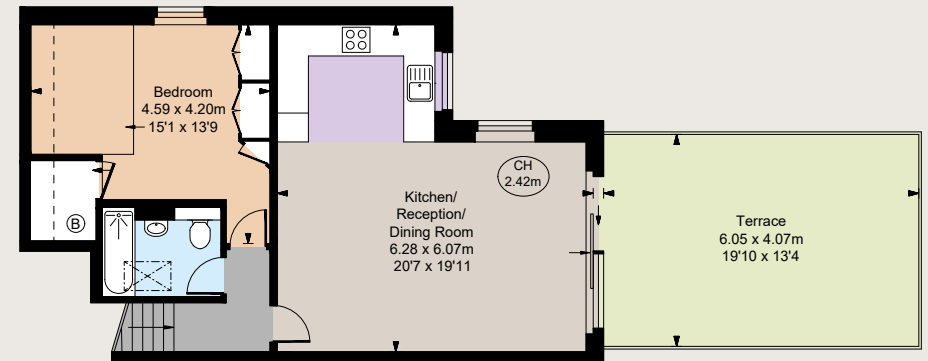
701 Fulham Road, London SW6 5UL

020 7731 7100

fulham@struttandparker.com



Gross Internal Area 814 sq ft (75.66 sq m) including restricted height under 1.5m
For identification purposes only.



IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP