

# Mirabel Road

Fulham, SW6







## A stunning two bedroom, two bathroom flat with large west facing roof terrace.

The flat is presented in great condition throughout, featuring beautiful wooden floors, bespoke cabinetry and an incredible roof terrace.

The flat benefits from its own front door and is set out over the first and second floors of this Victorian property. There is a bedroom and bathroom located on the rear section of the first floor, semi open plan kitchen reception room with a dual aspect making it very bright. The reception room benefits from bespoke joinery, wooden floors, and a working gas fireplace. The kitchen is semi open plan offering a breakfast bar, ample storage, and fantastic work surface space.

Access to the roof terrace is located on the second floor landing and has separate access from the principal bedroom which benefits from fantastic wardrobe space and a lovely en suite bathroom.

### Floorplans

**Gross internal area 993 sq ft (92.3 sq m)**

**Excluding Eaves**

**For identification purposes only.**

### General

**Tenure:** Leasehold (90 years 4 months)

**Local Authority:** The London borough of Hammersmith and Fulham

**Service Charge:** Ad hoc

**Ground Rent:** Peppercorn

**Council Tax:** Band E

**EPC Rating:** TBC

**Parking:** Residents parking

**Broadband:** Available

**Asking Price:** £1,000,000

## Fulham

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