



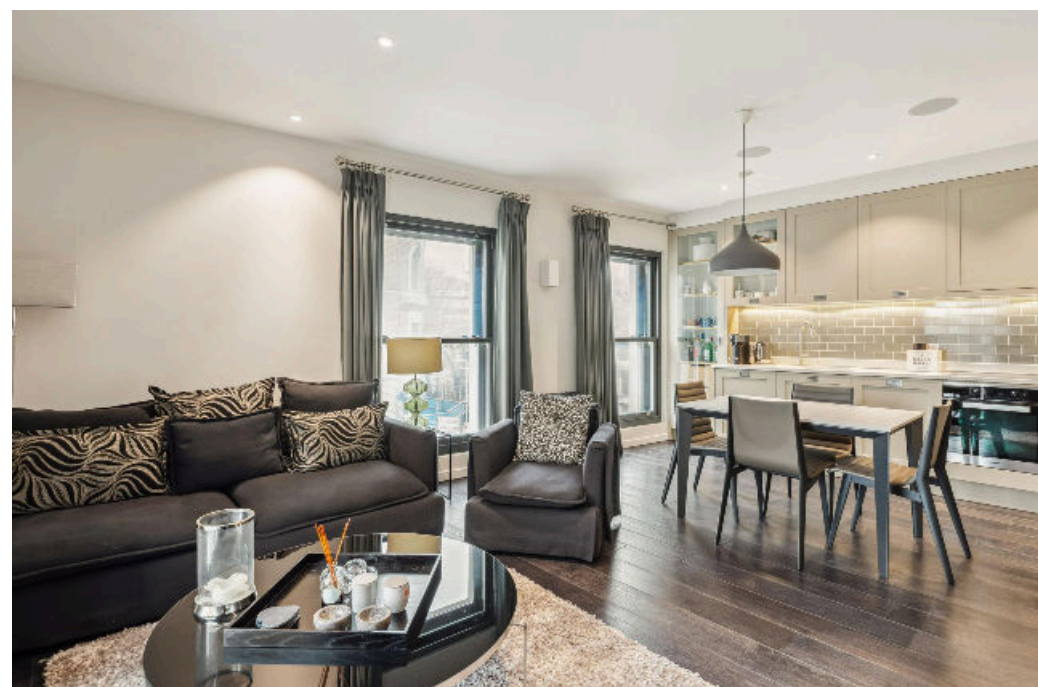
Fulham Road, London **SW10**

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This modern apartment is located on the second floor of a period conversion and is served by a lift.

There are two double bedrooms, both with fitted wardrobes and there is a family bathroom. There is also a separate WC. The open-plan kitchen, living, diner is abundantly bright, with dual aspect windows. The kitchen is well-appointed and benefits from having integrated appliances.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



Guide price: £955,000

Tenure: Leasehold: approximately 113 years remaining

Service charge: £2,337 per annum, reviewed every 1 year, next review due 2025

Ground rent: £150 per annum, reviewed every 25 years, next review due 2035

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

Location

There are a wide range of amenities within close proximity; Hollywood Road and Fulham Road offer an array of supermarkets, cafes and restaurants and the vibrant Kings Road provides a broad selection of luxury and boutique shops and bars.

There are plenty of green spaces within easy reach, including Battersea Park with its lakeside cafe and its excellent walking, jogging and cycling routes. The Thames Path offers riverside walks along the Chelsea Embankment.

Earl's Court Underground Station (District and Piccadilly lines) is 0.8 miles away. West Brompton Station (District line and Overground) and South Kensington (District, Circle and Piccadilly lines) is 0.9 miles away.

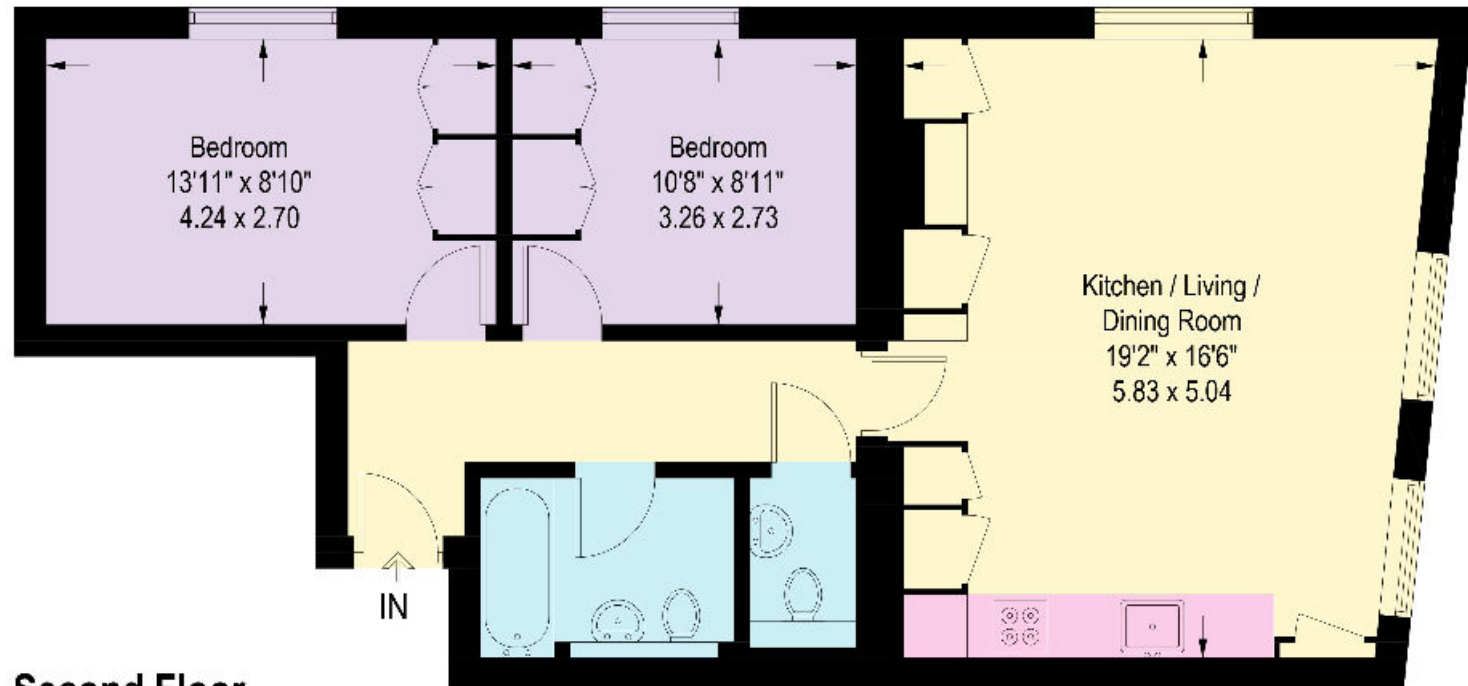
*All distances are approximate.



Fulham Road, SW10

Approximate Gross Internal Floor Area
65.12 sq m / 701 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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