



Rosebury Road, Fulham SW6



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This residence is a shining testament to the transformative power of exceptional design, offering a luminous and airy abode. Upon entering the living area, you'll be captivated by the artful incorporation of additional windows, sleek glass, and a graceful floating staircase. These elements seamlessly blend to craft a breath taking space that effortlessly connects with the entirety of the home.

Beyond the living area, you'll discover a separate kitchen/dining room, accessed via an elegant spiral staircase leading to the shared garden. This home accommodates three spacious double bedrooms, one of which features an ensuite bathroom. Completing this luxurious flat is a generously sized family bathroom, offering a standalone bath and a separate shower, delivering the ultimate indulgence.



Guide price: £1,000,000

Tenure: Leasehold: approximately 94 years remaining

Ground rent: £10.00 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Hammersmith & Fulham

Council tax band: D

Location

Rosebery Road is located a short walk from Parsons Green and Fulham Broadway underground stations (District Line), and Imperial Wharf (Overground). There's a great selection of independent cafes, shops, and restaurants on the nearby Wandsworth Bridge road, and the popular 'Sands End' gastropub, which is just around the corner. South Park, one of Fulham's largest parks, is a short walk away, as is the Thames River path.



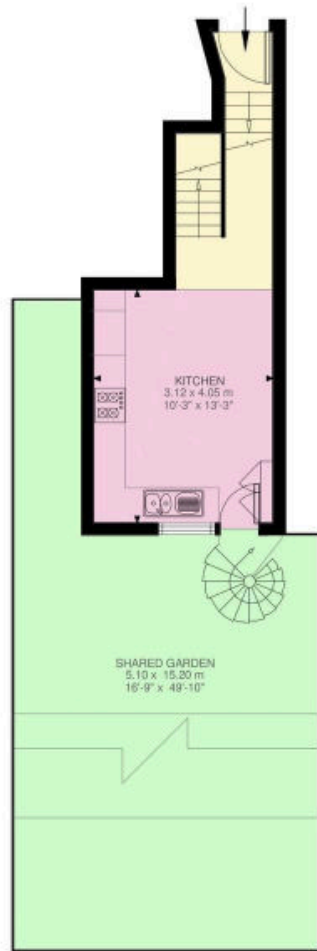




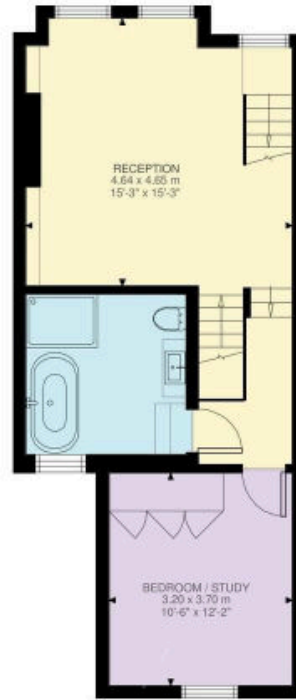
Introducing an impressive three bedroom split-level flat boasting an impeccable layout and exquisite finish in the Bury Triangle







Ground Floor
204 ft²



First Floor
511 ft²



Second Floor
381 ft²

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Approximate Gross Internal Area
101.77 SQ.M / 1095 SQ.FT

(EXCLUDING EAVES STORAGE)
EAVES STORAGE 9.52 SQ.M / 102 SQ.FT
INCLUSIVE TOTAL AREA 111.29 SQ.M / 1198 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Knight Frank
Fulham
203 New Kings Road
Fulham
SW6 4SR
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Sam Thornton
020 7751 2403
samuel.thornton@knightfrank.com



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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