



Rylston Road, Fulham, London **SW6**



A well-presented ground-floor apartment

Recently refreshed with new flooring and a fresh coat of paint, this property offers ample living space and a welcoming ambience. As you enter, you'll be greeted by a spacious entrance room that seamlessly flows into the open-plan reception room and kitchen. Through the bi-folding doors in this area, you'll find access to a private patio garden, which bathes the space in abundant natural light. The kitchen features modern fixtures and enjoys the added benefit of a skylight, enhancing the bright and airy atmosphere. Continuing down the hallway, you'll discover a generously sized family bathroom and two double bedrooms. One of the bedrooms has a delightful en suite shower room, creating a comfortable and convenient living experience.



Guide price: £725,000

Tenure: Leasehold: approximately 113 years remaining

Service charge: £3,582.78 per annum, reviewed every year, next review due 2024

Ground rent: £33.33 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Hammersmith and Fulham

Council tax band: F





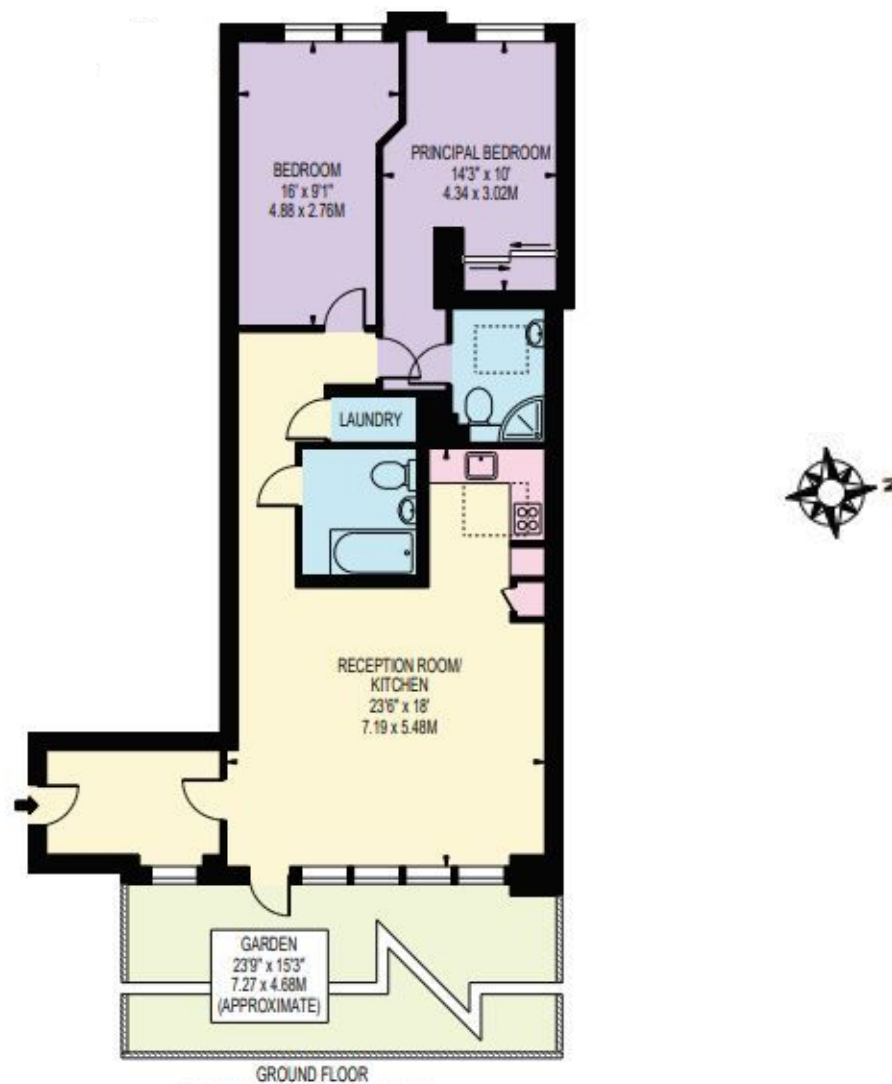
Location

Rylston Road is a superb central Fulham location close to the many restaurants, bars and shops of Parsons Green and Fulham Broadway, which also includes a modern cinema and shopping complex. It is close to both tube stations which gives easy access to the city. The property is conveniently close to bus routes leading to Sloane Square, Piccadilly and Clapham Junction.



Approximate Gross Internal Floor Area 887 sq ft / 82.36 sq m

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.



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We would be delighted to tell you more

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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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