



Edenvale Street, Fulham SW6



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Knight Frank is delighted to introduce this rare garden flat boasting two spacious double bedrooms and its own private entrance. This remarkable property, offers a splendid open-plan living area that seamlessly extends to a private garden, measuring approximately 30 feet - a considerable expanse by Fulham's standards. The open-plan kitchen is ideal for dinner partys and family events.

Throughout the property, you will find fine detailing such as the exposed brick work. The bathroom is appointed with luxurious fixtures, and there are two generously sized double bedrooms.



Guide price: £850,000

Tenure: Leasehold: approximately 92 years remaining

Service charge: £200 per annum, reviewed every year, next review due 2024

Ground rent: £10 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Hammersmith & Fulham

Council tax band: D

Location

Edenvale Street is a quiet residential road located in the heart of Sands End. It is within easy reach of the shops, restaurants and transport links of the Wandsworth Bridge Road. Overland train services can be found at Imperial Wharf and the river services run directly into The City.





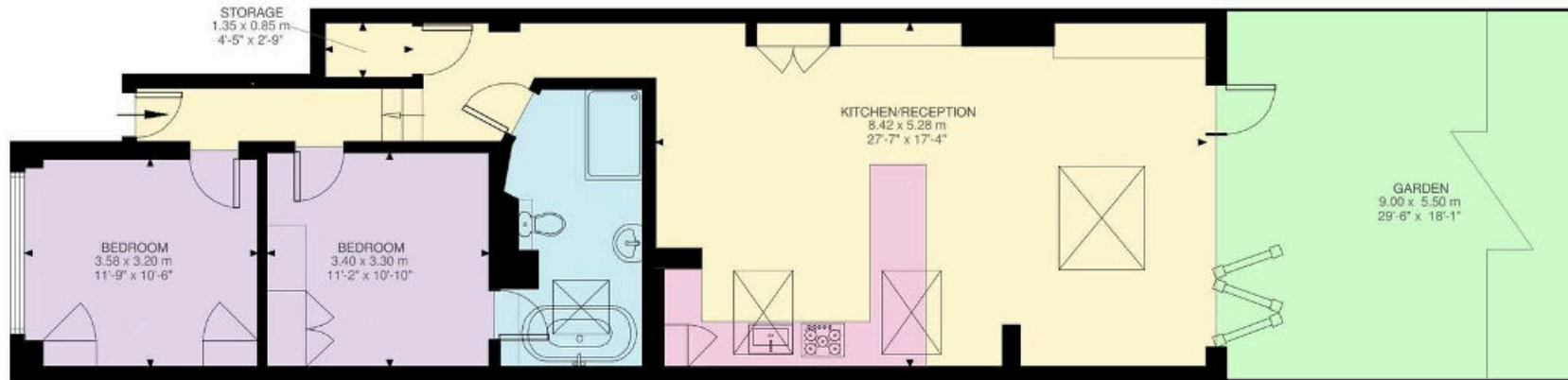
A rarely available two bedroom garden flat with a 30ft garden.





Approximate Gross Internal Floor Area 89.15 sq m / 960 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.



Ground Floor
960 ft²

Knight Frank

Fulham

203 New Kings Road

Fulham

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I 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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Particulars dated September 2023. Photographs and videos dated September 2023.

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