



Buer Road, Fulham **SW6**





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This remarkable property offers a captivating combination of modern living. Step into the generous reception room, flooded with natural light, through its three large windows looking down Fulham Park Gardens, creating an inviting ambiance that makes you feel right at home.

The eat-in kitchen features a well-designed layout with integrated appliances. Offering the perfect retreat, this flat features two double bedrooms. The principal bedroom features an en suite bathroom, providing luxury and convenience. The additional bathroom caters to the needs of family and guests alike.



Guide price: £850,000

Tenure: Share of freehold plus leasehold, approximately 105 years, 10 months remaining

Service charge: £1,200 per annum*

Ground rent: *

Local authority: London Borough of Hammersmith and Fulham

Council tax band: E





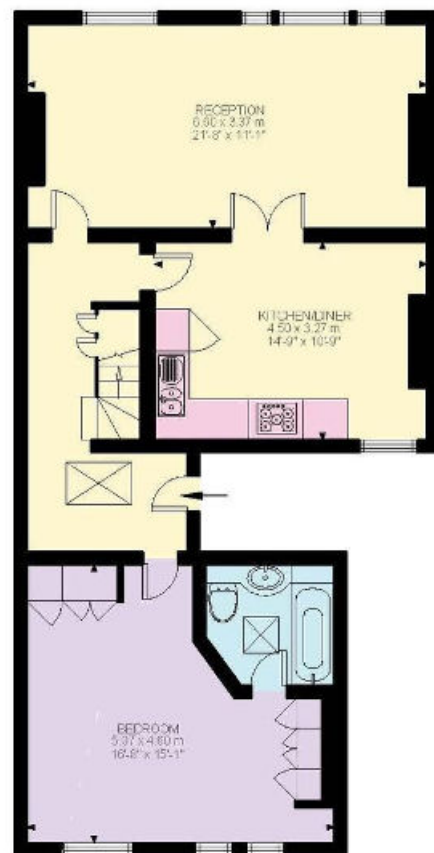
Location

Buer Road is perfectly located next to New Kings Road and Fulham High Street, providing a wide range of shops, restaurants and bars. The open spaces of Bishops Park and Hurlingham Park and the tranquil Thames Pathway are nearby.

Transport links are excellent with Putney Bridge and Parsons Green underground stations (District Line) both being a short walk from the property as well as a choice of superb bus routes running along both Fulham Road and New Kings Road directly into Central London and the West End



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 Approximate Gross Internal Area
 99.70 SQ.M / 1073 SQ.FT
 (EXCLUDING EAVES STORAGE)
 EAVES STORAGE 15.06 SQ.M / 162 SQ.FT
 INCLUSIVE TOTAL AREA 114.76 SQ.M / 1235 SQ.FT



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*Please note that we have been unable to confirm the date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries.

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.



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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