

Eustace Road, Fulham SW6





# Eustace Road, Fulham, London SW6

This beautifully refurbished two-bedroom garden flat combines modern design and thoughtful details and is situated moments from Fulham Broadway Station.

Upon entering, you'll find a spacious double bedroom with a modern en suite bathroom. The room is enhanced by elegant bay windows that let in an abundance of natural light and offer views of the front patio area. A second double bedroom features custom-built storage and opens up to a small patio area. Between the two bedrooms is a spacious bathroom.

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



**Asking price:** £850,000

**Tenure:** Leasehold: approximately 117 years remaining

**Service charge:** £2000 per annum•

**Ground rent:** £300 per annum•

**Local authority:** Hammersmith & Fulham

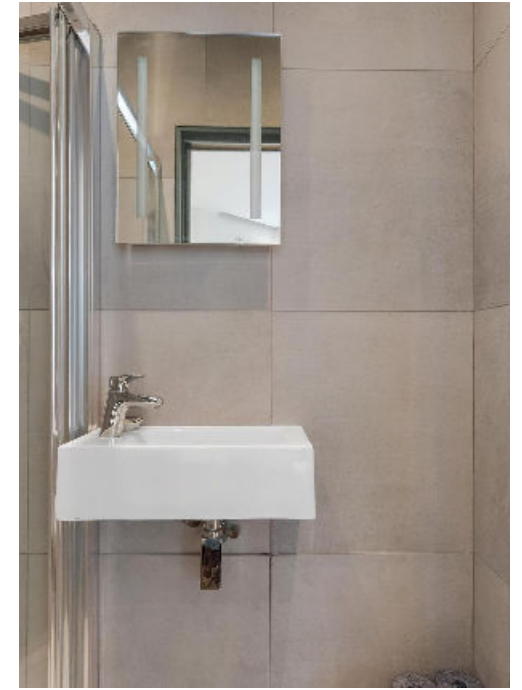
**Council tax band:** E











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At the rear of the property lies the true heart of the home—a phenomenal open-plan kitchen and living area. This space is beautifully decorated and bathed in natural light from two thoughtfully placed skylights.

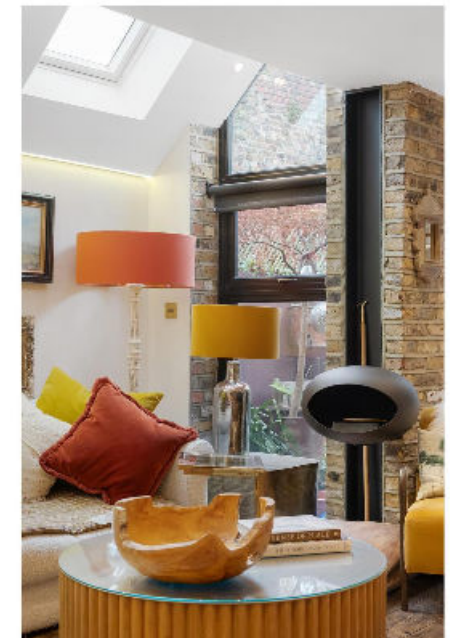
The contemporary kitchen is equipped with high-end modern appliances and striking emerald, green countertops, creating a seamless connection between indoor and outdoor living, thanks to the adjoining private patio through the large glass doors.

The current owner has meticulously overhauled the property to an exceptional standard. Highlights include bespoke storage solutions, engineered wooden flooring, and a discreetly integrated smart speaker system in the ceiling.

## Location

Eustace Road is located moments from Fulham Broadway Underground station, West Brompton Overground and the famous Michelin starred Harwood Arms.

A vast array of shops, bars and restaurants can be found on the doorstep and the local cinema and gym are also only moments away. The District Line, overground and several local bus routes, connect the area to nearby Chelsea and central London.

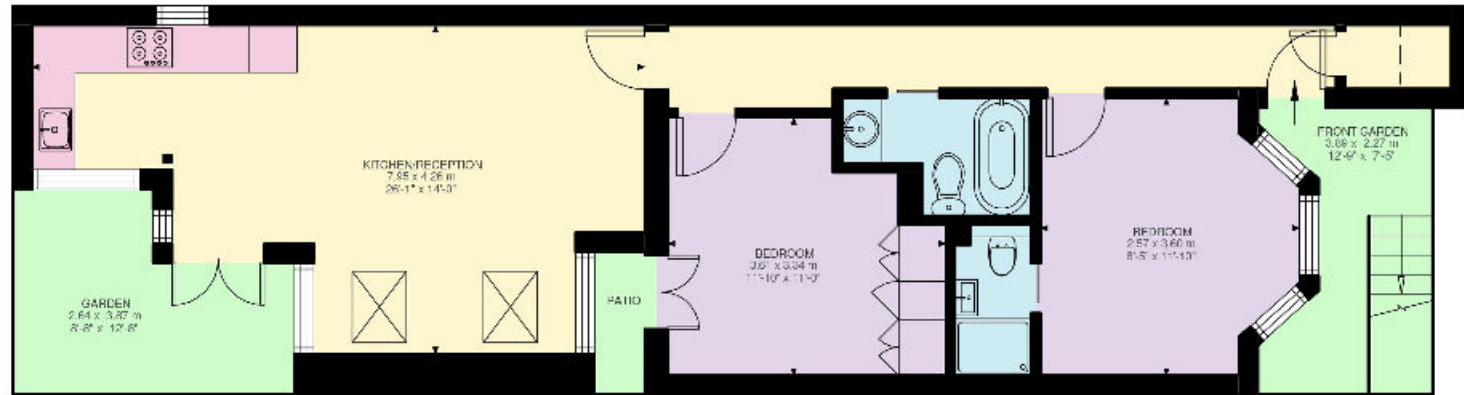


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Approximate Gross Internal Area

74.5 sq m / 802 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.



Lower Ground Floor  
802 ft<sup>2</sup>

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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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Particulars dated Jan 2025. Photographs and videos dated Jan 2025.

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