



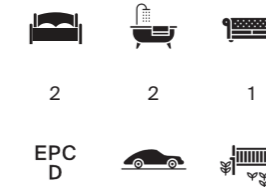
## ELM LODGE

Fulham SW6



## ELM LODGE STEVENAGE ROAD

An elegant two-bedroom second floor apartment, offering captivating river views and access to residents leisure facilities including swimming pool.



Local Authority: Hammersmith and Fulham

Council Tax band: F

Tenure: Leasehold, approximately 948 years remaining

Ground rent: \*

Service charge: Circa £6,000 per annum\*

Guide price: £1,100,000



## CAPTIVATING RIVER VIEWS

This remarkable lateral apartment is a perfect retreat, offering an unmatched combination of space and riverfront living.

Upon entry, a welcoming hallway leads into a generous reception room bathed in natural light, creating a bright and peaceful atmosphere. The space opens to a private southwest-facing terrace, offering idyllic views of the river Thames.

The kitchen is fitted with an array of units and integrated appliances and overlooks the terrace.





## RESIDENTS LEISURE FACILITIES

The apartment features two well-appointed double bedrooms, each with ample built-in storage. The principal bedroom includes an en suite bathroom, while a separate family bathroom serves the second bedroom.

Furthermore, there is a concierge, residents car parking, and access to residents' leisure facilities including a swimming pool. River Gardens has direct access to the Thames Path and is close to Bishops Park and the Nuffield Health Club.

\*Please note that we have been unable to confirm the exact figure and the next review date for the service charge along with the ground rent amount and review date for this property. You should ensure you or your advisors make their own enquiries.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



## LOCATION AND TRANSPORT LINKS

Elm Lodge is situated in the Bishops Park Conservation Area, an excellent location to enjoy tranquil walks along the river to Hammersmith Bridge, and the green open spaces of Bishops Park.

The shops, restaurants and amenities of Fulham and Hammersmith are within easy reach whilst Putney Bridge (District Line) and Hammersmith (Circle, Hammersmith & City and Piccadilly Lines) provide connectivity to London's vibrant city centre with Heathrow Airport accessible by the Piccadilly Line from Hammersmith. There are numerous bus routes with nearest bus stop situated on Fulham Palace Road.

The area is highly regarded by those wishing to have easy access to green spaces and the river walks.





Second Floor  
1133 ft<sup>2</sup>

Approximate Gross Internal Area = 105.26 sq m / 1133 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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