



St Olaf's Road, Fulham SW6



St Olaf's Road, Fulham SW6

A charming two-bedroom ground floor apartment, located within a period mansion block in the heart of Fulham and Parsons Green. The property is well-presented throughout with stylish finishes.

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



Guide price: £750,000

Tenure: Leasehold: approximately 117 years remaining

Service charge: £2,900 per annum•

Ground rent: £250 per annum•

Local authority: Hammersmith and Fulham

Council tax band: E



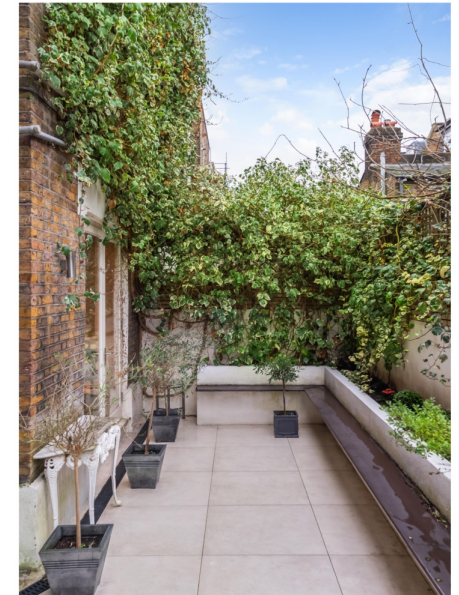


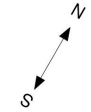
The open plan reception room/ kitchen provides a welcoming atmosphere, bathed in natural light from the floor to ceiling doors which lead out on to the patio garden. The garden is a standout feature of this property, which offers a rare outdoor retreat in such a prime location, perfect for entertaining or simply relaxing. There are two well-proportioned bedrooms, and a modern bathroom.

Location

St. Olaf's Road is conveniently situated within the 'Munster Village' area of Fulham and is well served by amenities on Munster Road. Fulham Road and Parsons Green are also nearby offering a variety of shops, cafes, restaurants, and transport links.

Parson Green Underground (0.6 miles) offers District Line services to Earls Court and beyond. The area also benefits from a variety of bus routes. The beautiful open spaces of Bishops Park are also within easy reach.

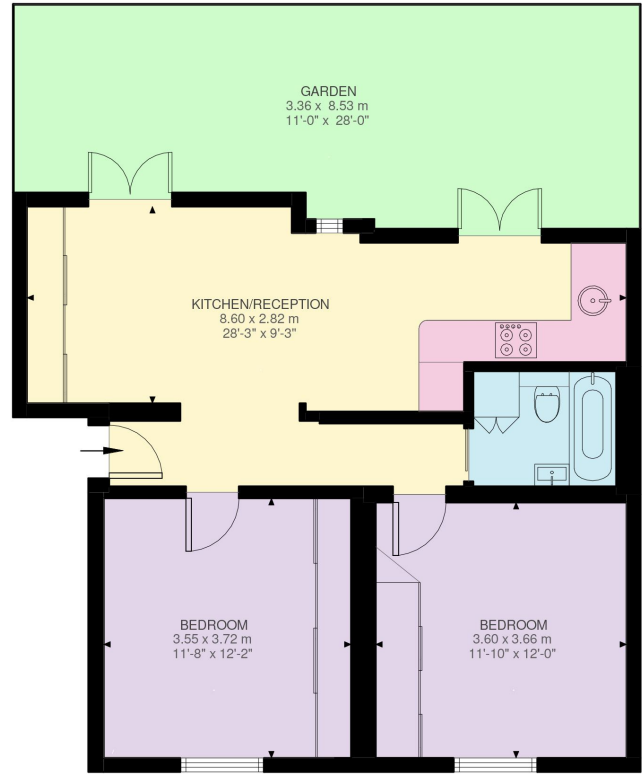




St Olaf's Road, SW6

Approximate Gross Internal Area
61.90 sq m / 666 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

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Knight Frank
Fulham
203 New Kings Road
Fulham
SW6 4SR
knightfrank.co.uk

We would be delighted to tell you more

Sam Thornton	Riccardo Daboni	Nicholas Warren
020 7751 2403	020 7751 2416	020 3833 9842
samuel.thornton@knightfrank.com	riccardo.daboni@knightfrank.com	nicholas.warren@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.