



**FULHAM PALACE ROAD, FULHAM, SW6**  
£675,000

**Carter Jonas**

# FULHAM PALACE ROAD, FULHAM, SW6

A beautifully presented raised ground floor flat with high ceilings which features a bay fronted bedroom with double glazing, plantation shutters and fitted wardrobes, a good sized main double bedroom also with built-in wardrobes and stunning ensuite shower room with heat recovery unit. There is a further stylish bathroom and semi open plan kitchen/dining/reception room with bifolding doors opening onto the decked patio garden. The property also boasts a spacious utility room in the cellar with ample additional storage space.

The property is located on Fulham Palace Road close to the local shops and restaurants on Fulham Road, river walks along the Thames and Bishops Park. Putney Bridge tube station is within walking distance.

## AMENITIES

- 2 Bedrooms
- Reception/dining room
- Kitchen
- 2 Bathrooms (one ensuite)
- Built in wardrobes
- Utility room
- Patio garden



TENURE Leasehold, 125 years from 25 March 2000

LOCAL AUTHORITY Hammersmith & Fulham

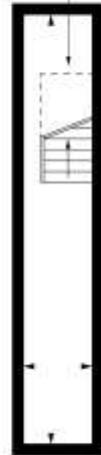
EPC BAND C



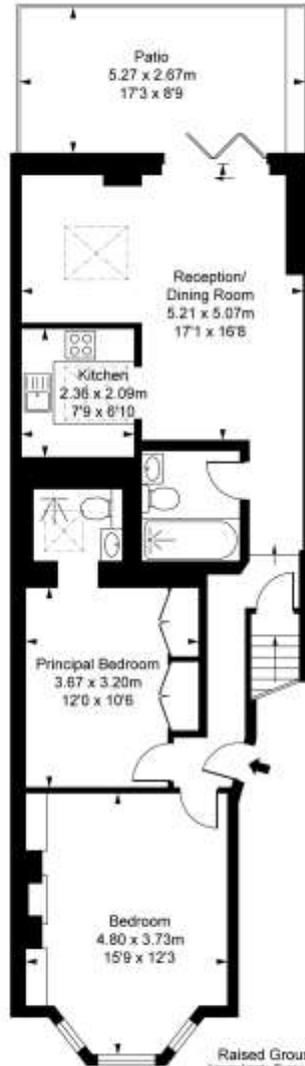
Fulham Palace Road, SW6  
 Approximate Gross Internal Area  
**82.46 sq m / 888 sq ft**  
 (Including restricted height  
 under 1.5m (-----))



Cellar  
 7.88 x 1.27m  
 25'10 x 4'2



Basement  
 Approximate Gross Internal Area  
 10.03 sq m / 108 sq ft



Raised Ground Floor  
 Approximate Gross Internal Area  
 72.43 sq m / 780 sq ft

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> or less	A		
81-100 kWh/m <sup>2</sup>	B		
61-80 kWh/m <sup>2</sup>	C	76	77
41-60 kWh/m <sup>2</sup>	D		
21-40 kWh/m <sup>2</sup>	E		
1-20 kWh/m <sup>2</sup>	F		
0-20 kWh/m <sup>2</sup>	G		

EPC energy adviser: taylor-sonning.com  
 England, Scotland & Wales EU Directive 2002/91/EC

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk  
 361 Fulham Palace Road, London, SW6 6TA

**carterjonas.co.uk**  
 Offices throughout the UK

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.