



**HARWOOD ROAD, SW6**  
**£950,000 SHARE OF FREEHOLD**

**An immaculate two double bedroom, two bathroom garden flat, in the heart of Fulham Broadway and moments from Kings Road and Parsons Green.**

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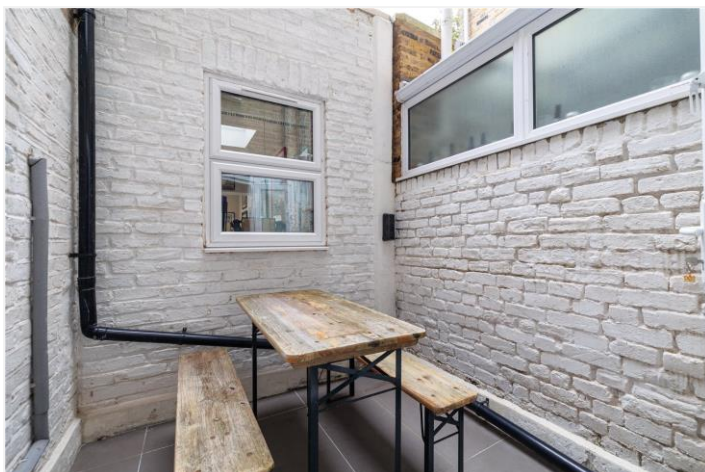
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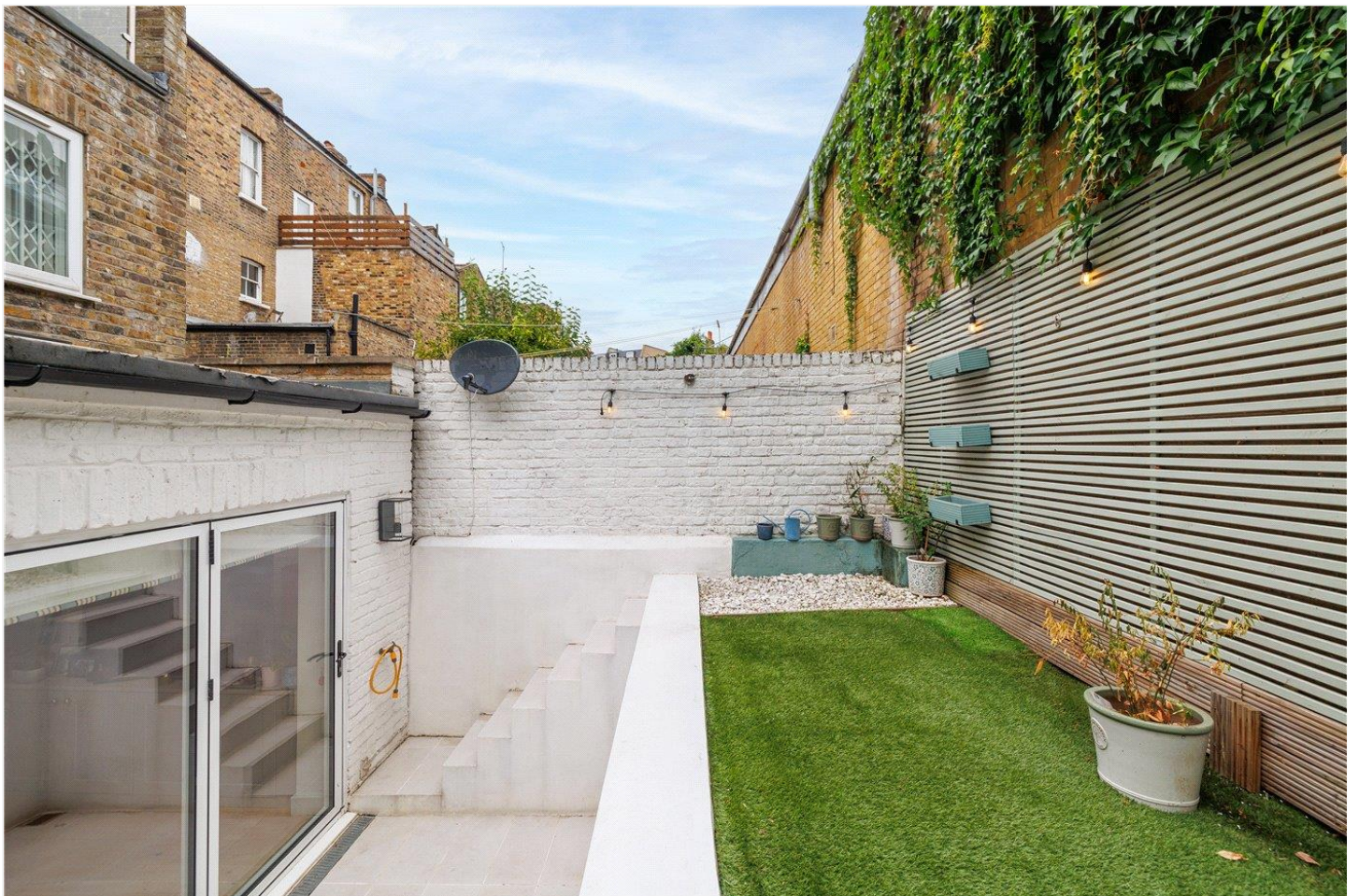


### **DESCRIPTION:**

This charming and well-presented flat comprises a beautifully designed, open-plan kitchen/reception room, which is flooded with natural light and is an ideal space for entertaining. Sliding doors lead out onto the split level garden. There are two, good-sized, double bedrooms with built in storage cupboard space, one is served by an ensuite bathroom and the other by a modern shower room. There is also access to a patio off one of the bedrooms.

Harwood Road runs between New Kings Road and Fulham Road offering the convenience of excellent transport links alongside easy access to the shops, restaurants and bars of Fulham Broadway. The large green open space of Eel Brook Common is moments away.

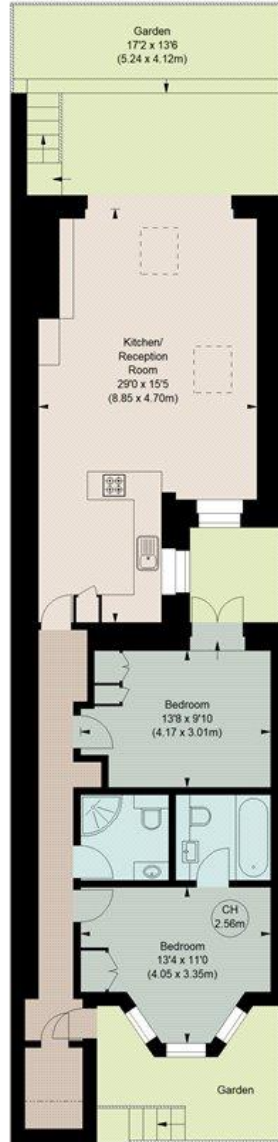




## HARWOOD ROAD, SW6

Approximate gross internal area  
855 sq ft / 79.43 sq m

Key :  
CH - Ceiling Height



### LOWER GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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