



DAWES ROAD, SW6

£500,000 LEASEHOLD

A superb two double bedroom flat located in the heart of Fulham.

Fulham & Parsons Green | 020 7731 3388
40 New King's Road, Fulham, London, SW6 4ST

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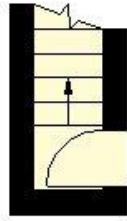


DESCRIPTION

This charming flat is set over two floors spanning just shy of 700 Sq. Ft. On the first floor you will find two excellent sized double bedrooms, one of which benefits from ample built in wardrobes, and are served by a modern tiled bathroom. There are stairs leading up to a spacious, open plan kitchen/reception room which is flooded with natural light.

With Bishops Park, Parsons Green and Fulham Broadway within walking distance its location makes it easy to enjoy all Fulham has to offer. There are several of local bus links connecting the property to central London as well as the district tube station at Fulham Broadway and Parsons Green. An array of local restaurants and shops are found on Fulham Road and North End Road.





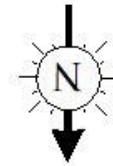
Dawes Road, SW6

Approximate gross internal area

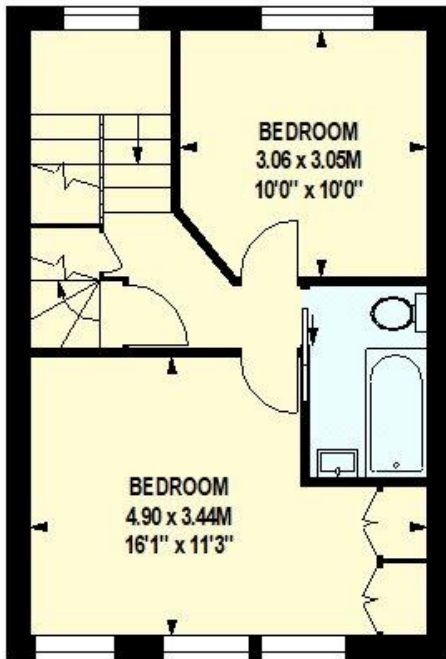
64.84 sq m / 698 sq ft

First Floor Entrance

20 sqft

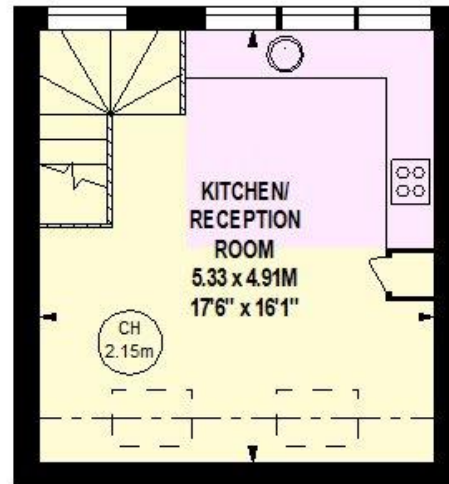


Key :
CH - Ceiling Height



Second Floor

396 sqft



Third Floor

282 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(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: Leasehold

Term: 150 years

Service Charge: £1775 per annum

Ground Rent: n/a

Council Tax Band: D

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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