



**DAWES ROAD, SW6**  
**£625,000 LEASEHOLD**

An immaculate and charming two bedroom flat set in the heart of Fulham.

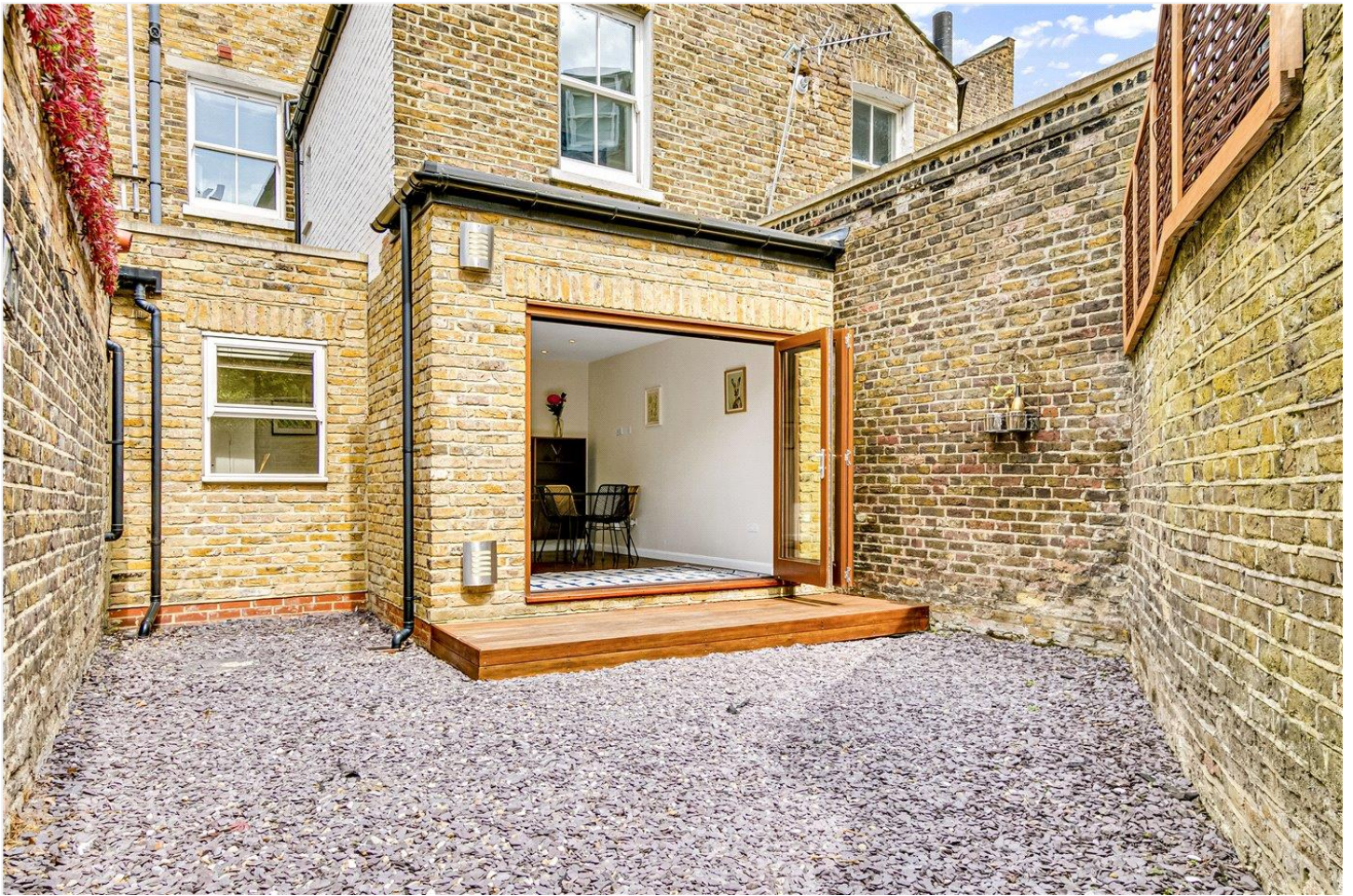
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## DESCRIPTION

This recently refurbished property is set over three floors spanning just over 920 Sq. Ft. The reception/dining room is on the ground floor with bi-folding doors leading out onto the walled garden, ideal for entertaining. There is a separate kitchen which is on the lower ground floor with top of the range kitchen appliances and ample storage. The two double bedrooms are on the first floor, one of which has built in wardrobe storage, and are served by a modern tiled bathroom and a separate shower room.

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.



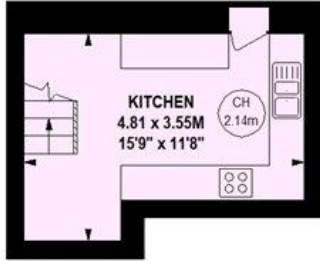




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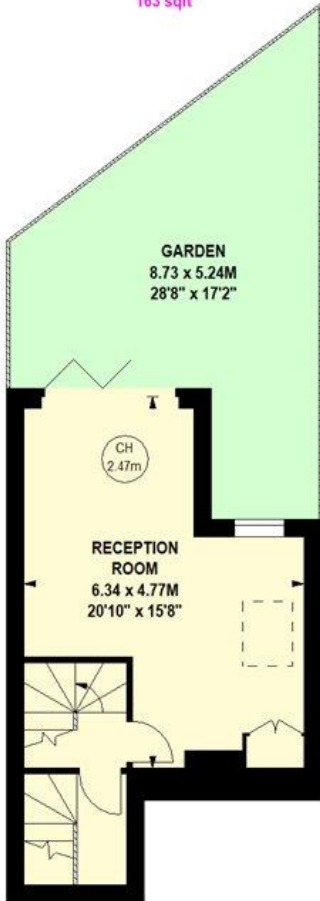
Approximate gross internal area  
85.74 sq m / 923 sq ft

Key :  
CH - Ceiling Height



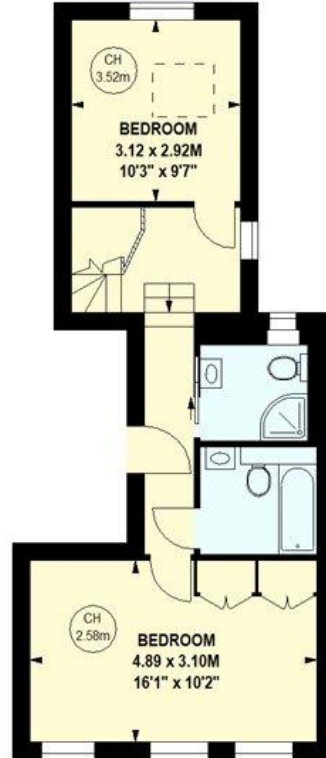
### Lower Ground Floor

163 sqft



### Ground Floor

316 sqft

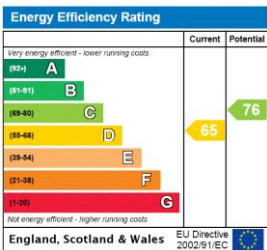


### First Floor

444 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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**Tenure:** Leasehold

**Term:** 150 years

**Service Charge:** approx. £2000

**Ground Rent:** £0 Annually

**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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