



**FULHAM PALACE ROAD, SW6**  
**£475,000 SHARE OF FREEHOLD**

An impressive, well-proportioned, one double bedroom, second floor flat, spanning approximately 520 sq. ft, located just minutes away from the River Thames, with fantastic West facing leafy views of Bishops Park. The flat benefits from potential to extend into the floor above (STPP) which could create a duplex two bedroom flat.

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### **DESCRIPTION:**

The property benefits from a light and bright reception room with built-in storage and ceiling heights of 2.65 meters. The well-equipped kitchen is located just off from the reception room. At the rear of the property there is a family style bathroom and a large double bedroom with built-in wardrobes. The flat is being sold with a share of the freehold and no onward chain.

Located just moments from the River Thames and Bishops Park, this well-connected Fulham address offers excellent day-to-day transport options. Nearby Putney Bridge Underground Station provides easy access to the District Line, with Putney Mainline Station just a 15-minute walk away, providing direct services into Waterloo. Hammersmith Station is a convenient bus ride away, offering additional connections to the Circle, Hammersmith & City, and Piccadilly lines giving easy access to Heathrow. Close by are vibrant local cafés, green spaces, and excellent schools, this is a superb opportunity to secure a versatile and spacious home in a desirable West London area.

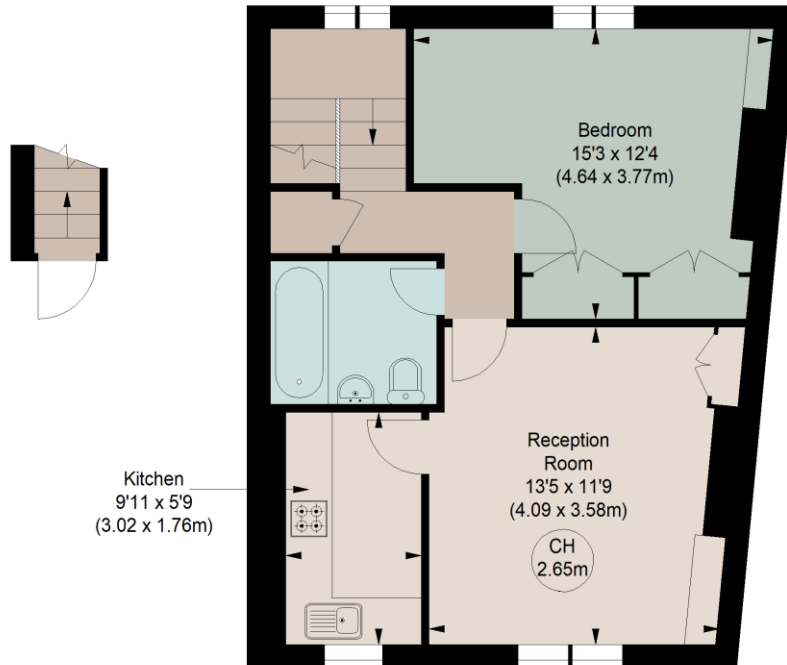
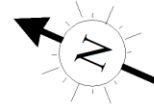




## FULHAM PALACE ROAD, SW6

Approximate gross internal area  
529 sq ft / 49.14 sq m

Key :  
CH - Ceiling Height



**FIRST FLOOR  
ENTRANCE**  
(1.06 m<sup>2</sup>)

**SECOND FLOOR**  
(48.07 m<sup>2</sup>)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	75 C
39-54	E		
21-38	F		
1-20	G		

**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:** 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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