



## HARWOOD ROAD, SW6

### £535,000 LEASEHOLD

A superb two double bedroom flat located in the heart of Fulham on the corner of New Kings Road and Harwood Road with views of Eel Brook Common.

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

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## DESCRIPTION

Situated on the second floor of Broxholme House, this flat offers 661 sq. ft of bright and well-arranged accommodation. The kitchen is well-equipped with excellent storage and includes space for dining, while the spacious reception room features attractive wooden flooring and offers a peaceful, leafy outlook of Eel Brook Common. There are two well-proportioned double bedrooms, both with built-in wardrobes, both served by a modern shower room. There is a useful storage cupboard in the hallway.

Residents benefit from being just a short walk to the vibrant shops, restaurants, and amenities of Fulham Broadway, while the green open spaces of Eel Brook Common are also nearby.



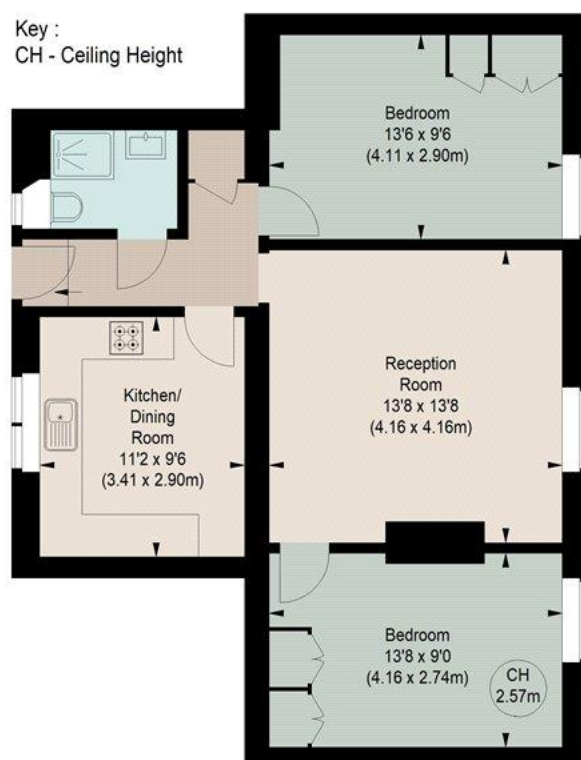




## BROXHOLME HOUSE, SW6

Approximate gross internal area  
661 sq ft / 61.41 sq m

Key :  
CH - Ceiling Height



### SECOND 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.

**Tenure:** Leasehold

**Term:** 103 year and 11 months

**Service Charge:** £1719 per annum

**Ground Rent:** £12 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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