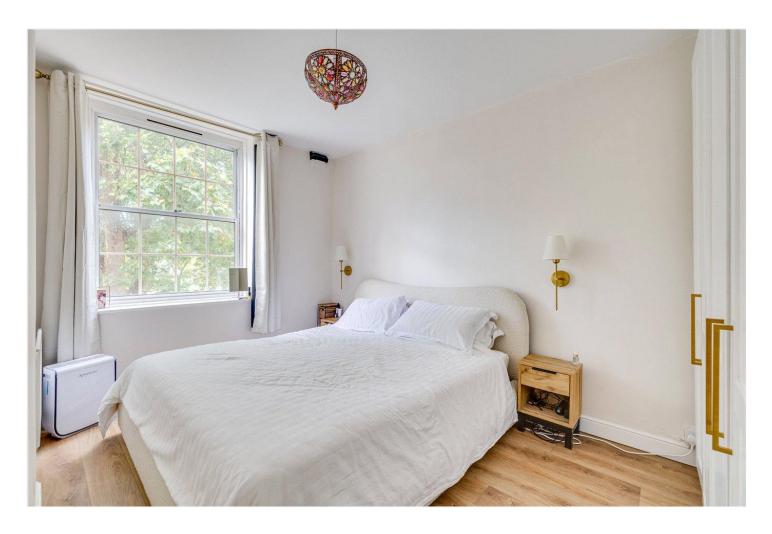## HARWOOD ROAD, SW6
£535,000 LEASEHOLD

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 with views overlooking Eel Brook Common. The kitchen is well equipped with excellent storage and includes space for dining, while the spacious reception room features attractive wooden flooring. There are two well-proportioned double bedrooms, both with a built-in storage cupboard, both served by a modern shower room.

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.
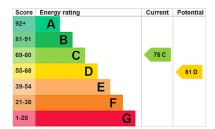
BROXHOLME HOUSE, SW6
Approximate gross internal area
661 sq ft / 61.41 sq m

Key :
CH - Ceiling Height

N

Bedroom
13'6 x 9'6
(4.11 x 2.90m)

Reception
Room
13'8 x 13'8
(4.16 x 4.16m)

Kitchen/
Dining
Room
11'2 x 9'6
(3.41 x 2.90m)

Bedroom
13'8 x 9'0
(4.16 x 2.74m)

CH
2.57m

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.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C		75 C	
55-68	D			61 D
39-54	E			
21-38	F			
1-20	G			

Tenure: Leasehold

Term: 103 year and 11 months

Service Charge: £1791 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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