

Rosebank, Holyport Road

Fulham, London, SW6

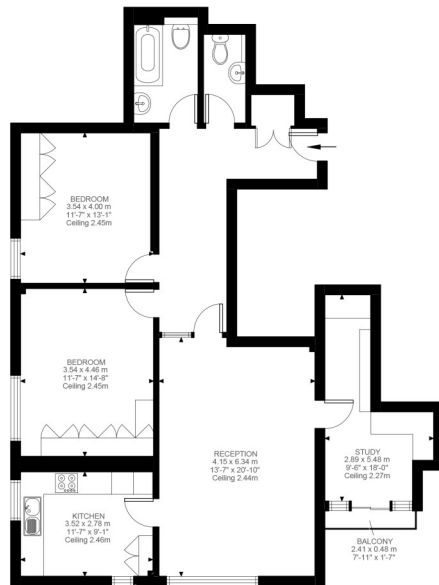




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Price Guide: £750,000



Second Floor
1118 ft²

Holyport Road, SW6
Approximate Gross Internal Area
103.86 SQ.M / 1118 SQ.FT

Located on the second floor of the tower in the iconic Rosebank Wharf riverside gated development, is this immaculate and beautifully presented apartment. Refurbished by our clients, no expense has been spared on high quality fixtures and fittings, including Bosch appliances in the kitchen, double glazing throughout and 'AquaStep' water proof flooring to the living area of the flat. There are also, partial views of the river Thames and the Wetlands conservation area beyond, from both the reception room and master bedroom. The master bedroom and good size second double bedroom both have built in cupboards and there is a well appointed bathroom and guest w/c. The contemporary kitchen breakfast room is fully fitted and dual aspect and there is a great sized terrace with under floor heating, plenty of built in storage and sliding doors that allow for all weather usage. There is also excellent storage in the hallway and heating and hot water are included in the service charge too. Furthermore, there is lift access to all floors and the apartment comes with a storage unit in the basement, a covered allocated off street car parking space, a share of freehold and a lease in excess of 900 years. Rosebank is ideally located for the excellent local amenities, including the Crabtree riverside gastro pub, The Michelin starred River Café, the bars and restaurants in the Fulham Reach riverside development, Bishops Park and the Thames Path, the Nuffield health club and is within walking distance to the excellent transport hub at Hammersmith Broadway (Piccadilly, District, Circle and Hammersmith & City lines).

Two double bedrooms | Large reception room | Kitchen | Bathroom & separate guest wc
Lift to all floors | Storage unit in basement | Covered off street allocated parking
Lease in excess of 900 years | No onward chain
Share of Freehold | 1118 Sq. Ft (103.86 Sq. M)

All viewings by appointment through our
Fulham Office:

T: 020 7731 3636
E: fulham@lawsonrutter.com

347 Fulham Palace Road, London
SW6 6TB

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

