



Willmotts



FLAT 15 BURLINGTON GARDENS LONDON SW6



Willmotts are delighted to present this newly renovated first floor apartment in Fulham.

The apartment has a stunning kitchen with a composite worktop, fully fitted with integrated appliances including a dishwasher, oven, tall fridge freezer and induction hob. A bespoke banquette with storage has been installed to create a pleasant area for dining and entertaining.

The living room is spacious with plenty of room to relax and includes built-in storage space. The double bedroom features large fitted wardrobes. The bathroom is stunning with a large walk-in shower complete with bespoke inbuilt shelving for toiletries.

Other benefits include a modern Worcester gas boiler, controlled by HIVE heating technology (which can be operated from a smart phone), stylish herringbone flooring and double glazing throughout. The communal areas are stylishly decorated and is secure with Entryphone access.

There are very good transport facilities nearby including Putney Bridge Underground (District Line) being a few minutes walk away. Bus routes nearby connect with

Hammersmith, Putney, Fulham Broadway, Kings Road, Chelsea, South Kensington and Knightsbridge.

The surrounding amenities include the River Thames tow path, Bishops Palace & Park and tennis courts. There are many cafes, shops and restaurants to enjoy on the nearby Fulham Road and New Kings Road.

Period property / Quiet residential street / Fully renovated throughout / Hive heating technology / Plenty of storage / High spec kitchen / Washer/Dryer / Dishwasher / Double Glazing

EPC - C Council Tax Band: D

Tenure: Leasehold. 135 Years from 2000. Approx 112 remaining.

Ground Rent: £250 per annum (rising*)

Service Charge: Circa £1810 per annum

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.

2. Any photographs (and artist's impressions) show only certain parts of the property at the

time they were taken. Any areas, measurements or distances given are approximate only.

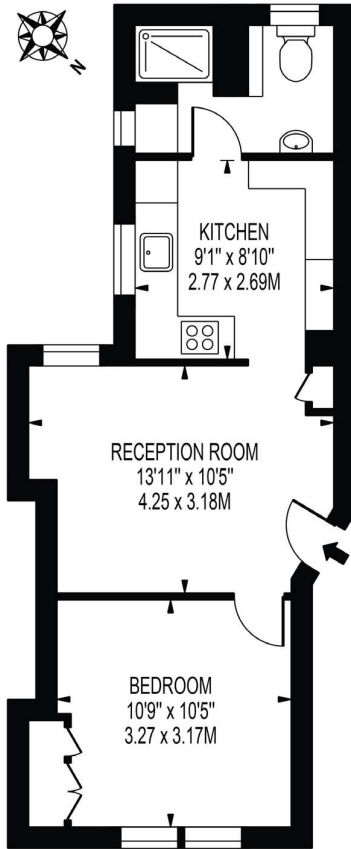
3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.

4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



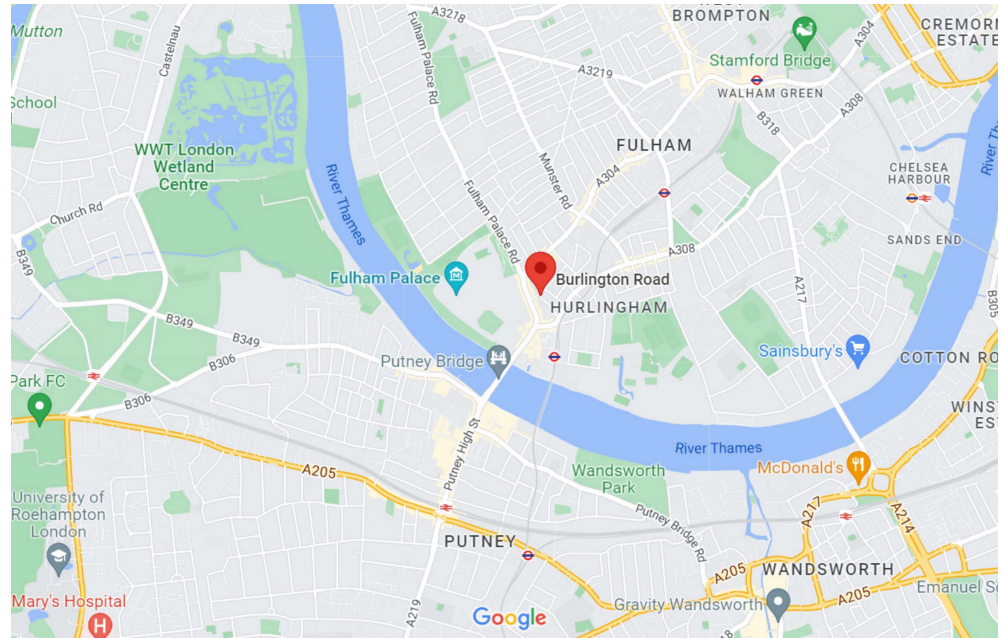
Tenure: Leasehold

BURLINGTON GARDENS
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 400 SQ FT - 37.13 SQ M



FIRST FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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