



Willmotts



FLAT 17 BURLINGTON GARDENS LONDON SW6



## Willmotts are delighted to present this newly renovated top floor apartment in Fulham with a terrace.

As you enter the property it has a stunning fully fitted kitchen that comes with integrated appliances such as a dishwasher, tall fridge freezer, and an electric hob. The bespoke banquette is a fantastic addition to the space and provides a pleasant area for dining and entertaining guests. The living room is spacious with plenty of room to relax.

The apartment offers a double bedroom with large fitted wardrobes providing ample space for storage. The bathroom benefits from having a bathtub and a shower fitting.

The apartment is equipped with a modern Worcester gas boiler, 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 just few minutes walk away. Bus routes 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 / Plenty of storage / High spec kitchen / Washer/Dryer / Dishwasher / Double Glazing / EPC – C

Council Tax Band: D  
EPC: C

Tenure: Leasehold. 135 Years from 2000. Approx 112 remaining.  
Ground Rent: £250 per annum (rising\*)  
Service Charge: Circa £1810 per annum

\*Please contact us for full details. Please note: No Short Term Lets or Pets are permitted as per the terms of the lease.

### Important Notice

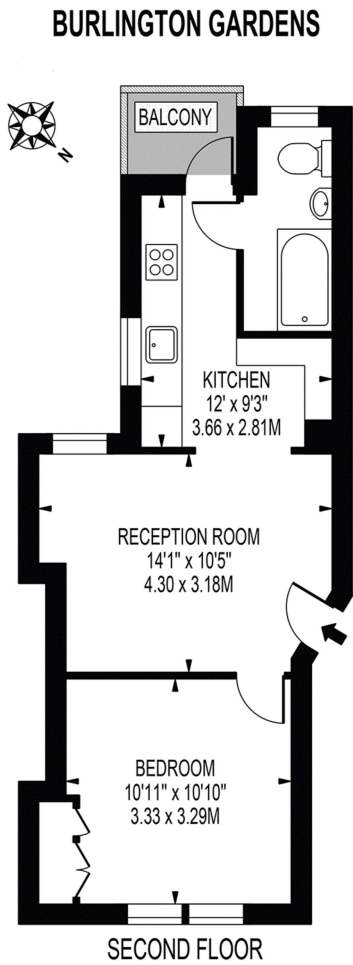
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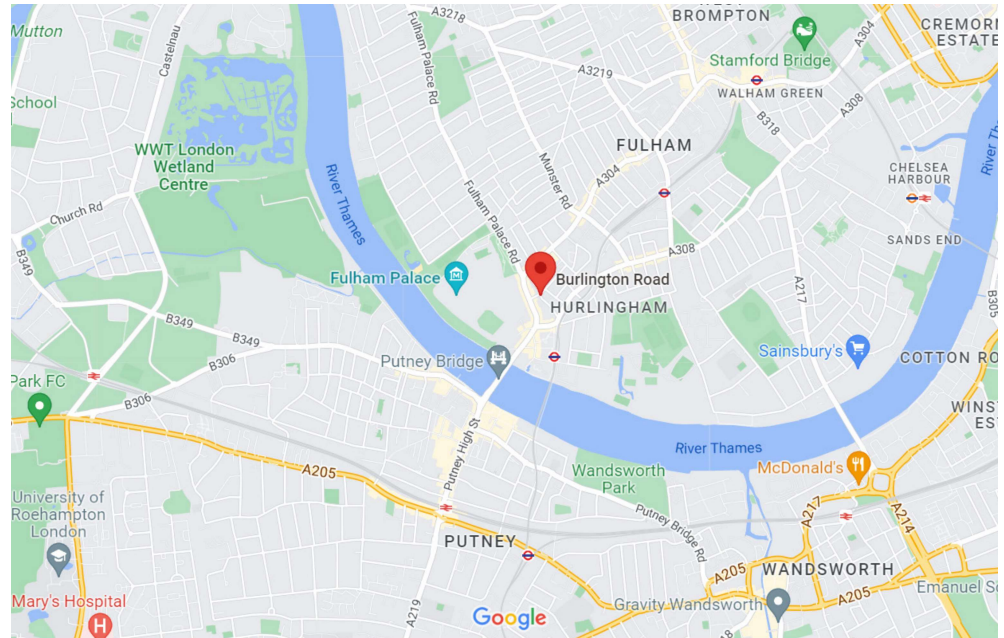




Tenure: Leasehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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