

# Alder Lodge, Stevenage Road, SW6

Fulham, London

 LAWSONRUTTER





## Alder Lodge

London SW6

£950,000

Share of Freehold

A substantial and well presented three double bedroom, two bathroom lateral apartment with a larger than average terrace, in this iconic and favoured riverside development. Offering 1474 sq.ft – 136.89sq.m of living space, this light and airy first floor property must be seen. The accommodation comprises an amazing 23' foot reception room with built in storage, a modern fully fitted kitchen with granite work tops and all the usual appliances, a substantial master bedroom with built in cupboards and an en-suite bathroom, two further generous double bedrooms, a family shower room, a guest WC and a private, larger than average south west facing terrace with direct access to the beautiful and well maintained communal gardens. There is also a secure underground bike shed and car parking space, a concierge, a newly refurbished swimming pool and a lift to all floors. River Gardens has direct access to the Thames Path and is a short walk to Bishops Park and the Nuffield health club. Putney Bridge underground station (District Line) and the excellent bus links on the Fulham Palace Road to Hammersmith, Putney and the West End are close by too. With a long lease, in excess of 950 years, a share of freehold and no onward chain, early viewing of this superb apartment is highly recommended.



Stevenage Road, SW6  
Approximate Gross Internal Area  
136.89 SQ.M / 1474 SQ.FT

First Floor  
1474 ft<sup>2</sup>

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

\* SUBSTANTIAL APARTMENT IN THIS ICONIC RIVERSIDE DEVELOPMENT \*

\* THREE DOUBLE BEDROOMS & TWO BATHROOMS (ONE EN-SUITE) \*

\* RECEPTION ROOM \* KITCHEN BREAKFAST ROOM \*

\* LARGER THAN AVERAGE PRIVATE TERRACE WITH DIRECT ACCESS TO  
THE COMMUNAL GARDENS \* SECURE UNDERGROUND CAR PARKING SPACE \*

\* CONCIERGE \* NEWLY REFURBISHED SWIMMING POOL \*

\* LIFT TO ALL FLOORS \* LEASE IN EXCESS OF 950 YEARS & A SHARE OF FREEHOLD \*

All viewings by appointment through our  
**Fulham Office:**

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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

