



River Gardens Fulham SW6

An immaculate and spacious one bedroom apartment with a private, river-facing terrace in the popular River Gardens development. This property has been meticulously refurbished throughout with high quality hardwood floor in all the main rooms. There is a new bathroom, fully-fitted kitchen and ample storage throughout. The development has security controlled access at the entrances so is very safe and there is a concierge team on site. The apartment is sold with one underground parking space.

Stevenage Road is moments from the expanse of Bishops Park and the Thames Path. Transport links can be found at Putney Bridge and Parsons Green (District Line) and the Fulham Palace Road offers many bus routes into the city. For the motorist, there is easy access onto the A4/M4 towards Heathrow and out of London. River Gardens is located on the banks of the River Thames opposite the London Wetlands Centre at Barnes. The nearest tube station is at Putney Bridge.

KEY FEATURES

Spacious one double bedroom apartment

River-facing terrace

Refurbished throughout

Fully fitted kitchen and ample storage

Concierge service

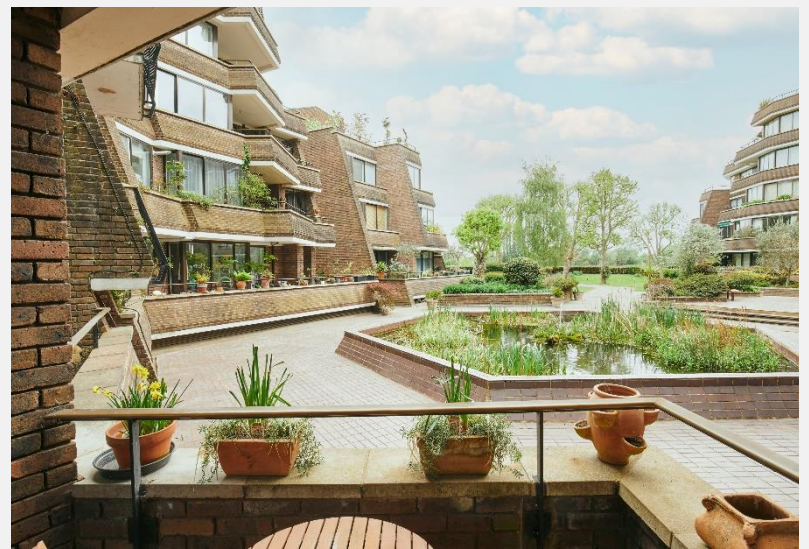
Access to swimming pool

Council tax: Band D - £1,227.55 for 2022/23

Service charges: £3,568 approx. per year

Lease length: until 19/02/2974





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 70 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

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|-------------------------|--|
| Local authority: | London Borough of Hammersmith and Fulham |
| Internal area: | 702 sq. ft. / 65 sq. m. |
| Garden area: | Terrace |
| No. of bedrooms: | 1 |

ALDER LODGE, FULHAM SW6



Approx. Gross Internal Floor Area 702 sq. ft / 65.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property