

RIVERHOMES

Broomhouse Dock
Fulham SW6

£995,000
Leasehold



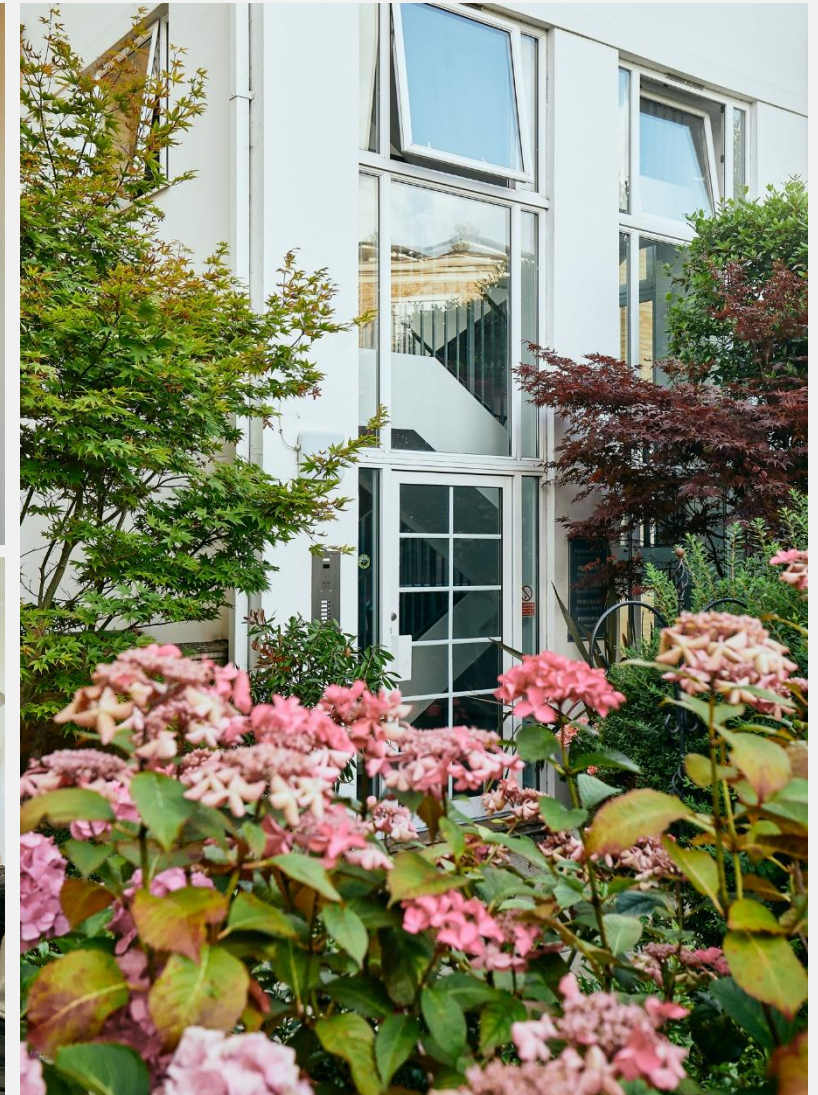
Broomhouse Dock Fulham SW6

With views over Hurlingham Harbour and the world famous Hurlingham Club, this two double bedroom, two bathroom apartment offers over 1,000 sq. ft. of luxurious living space. Located on the first floor, there is an exceptionally large open-plan living area, of over 23 feet long. The reception room features floor to ceiling windows, and leads through to a private, west facing, balcony overlooking the River Thames and Hurlingham Club.

The fully integrated kitchen is well finished, with a breakfast bar and black granite work tops. The

apartment has wood flooring throughout. Both double bedrooms are equipped with en-suite bathrooms and fitted wardrobes. Located less than a mile from Parsons Green (District) underground, Broomhouse Dock is ideally located for easy access to the independent shops, restaurants and bars of Parsons Green and the New Kings Road. Residents of Broomhouse Dock also benefit from a share of the freehold and secure underground parking.

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KEY FEATURES

Two double bedrooms

Two bathrooms

Large open-plan living area

Private balcony

Wood flooring throughout

Secure underground parking

Council tax: Band F - £1,886.43 for 2023/24

Service charges: £4,000 per year approx.

Lease length: 973 years remaining

EPC rating B



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating. The graph shows this property's current and potential energy rating. The graph shows this property's current and potential energy rating.

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	1,064 sq. ft. / 98.86 sq. m.
Garden area:	Balcony
No. of bedrooms:	2

BROOMHOUSE DOCK, FULHAM SW6



Approx. Gross Internal Floor Area 1064 sq. ft / 98.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.