

STURGES
LONDON



Bagleys Lane, Fulham, London
£390,000 Leasehold - Share of Freehold



- **Beautifully Presented 1 Bedroom Apartment**
- **High Specification Renovation**
- **Lovely Reception overlooking Private Gardens**
- **Adjoining Galley Kitchen**
- **Rear Facing Bedroom with Built in Wardrobes**
- **Luxury Shower Room**
- **Great Location just off the Kings Road**
- **Incredibly Well Located for amenities of Fulham Broadway**

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A recently renovated one bedroom apartment located on the first floor of a substantial converted double fronted end of terrace house well located in a quiet residential location just south of the bustling amenities of Fulham Broadway and the open space and leisure amenities of Eel Brook Common.

The property has been thoroughly refurbished to a high standard and offers well proportioned, efficiently laid out accommodation comprising an appealing, spacious bay fronted reception with parquet style flooring and an lovely open aspect looking across the gardens of neighbouring Cheryls Close, an adjoining newly fitted immaculate galley kitchen, a charming rear facing bedroom with a range of built in fitted wardrobes and a high specification shower room.

The location of the property just off the New Kings Road allows easy access to the excellent transport links of Fulham Broadway with its underground station (District Line) and choice of some of South West London's most popular bus routes running directly into Central London. Fulham Broadway also hosts the Vue Cinema, David Lloyd Gym, the new Marks & Spencer Food Hall and Waitrose as well as a host of chain and independent shops, bars and restaurants.

The property benefits from a long 970+ year underlying Lease and a Share of the Freehold.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: D

Lease: Approx. 979 years + a Share of the Freehold

Service Charges: To be confirmed

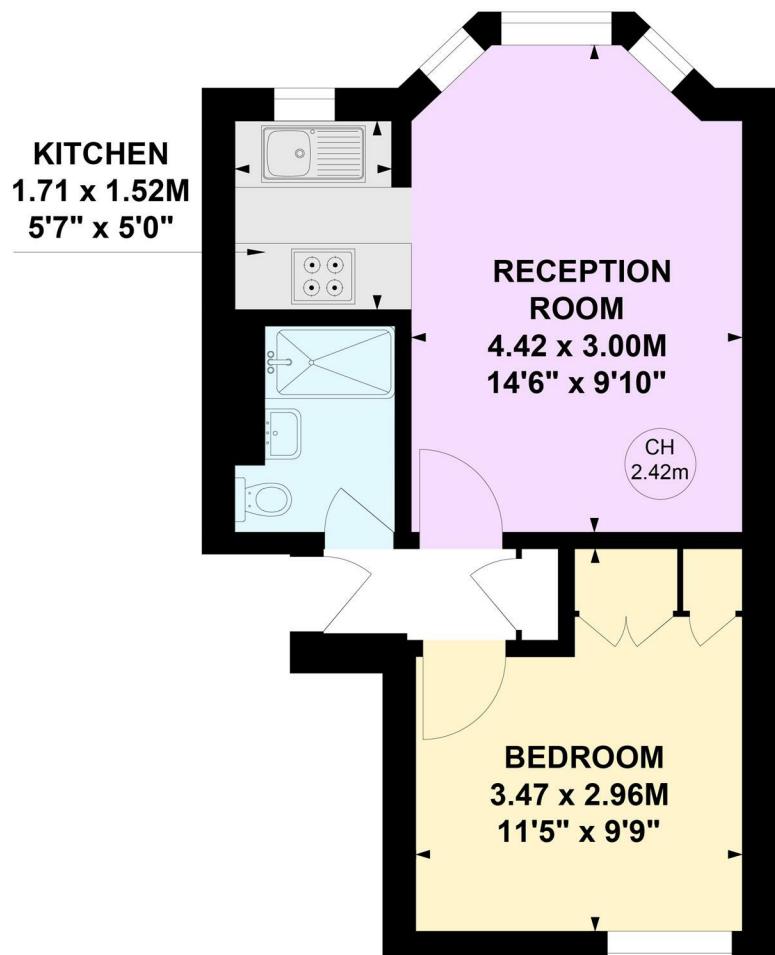
Ground Rent: £0

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Bagleys Lane, SW6

Approximate gross internal area
30.19 sq m / 325 sq ft

Key :
CH - Ceiling Height



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.