

A photograph of a lush garden with a stone path, a wooden deck, and a modern glass extension of a brick house. The garden is filled with various plants, including a large tree on the left, a tall spiky plant in the center, and a large bush in the foreground. The path leads towards a modern glass extension of a brick house, which has a large window and a door. The sky is blue and clear.

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Barclay Road, Fulham

£1,000,000 Leasehold - Share of Freehold





- **Spacious 2 Bedroom, 2 Bathroom Garden Flat**
- **Contemporary 19' x 18' Reception Room**
- **High Specification Kitchen**
- **37' South West Facing Garden**
- **Approximately 1169 sq ft [109 sq m] gross**
- **Detached Summer House/Studio**
- **New Lease & Share of Freehold**
- **Sought After Residential Road tucked behind Fulham Broadway**



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## Barclay Road, London

An outstanding & spacious 2 bedroom, 2 bathroom garden flat located within this substantial converted house in this excellent location tucked quietly away behind Fulham Broadway.

This well presented property offers approximately 973 sq ft [90 sq m] of internal accommodation opening on to a wonderful mature 37' south west facing rear garden with the rare provision of an additional 196 sq ft Studio/Summer House (with shower room) bringing the gross square footage to a generous 1169 sq ft [109 sq m]. The flat offers well proportioned rooms throughout presented with a crisp, contemporary finish.

Barclay Road is highly regarded "no through" residential street tucked away behind Fulham Broadway and therefore provides momentary access to the endless range of local amenities that the Broadway offers including a wide range of local shops, bars and restaurants, the new M&S food store, Waitrose and, for transport, Fulham Broadway underground station (District Line) located a mere 3 minutes from the property.

**Local Authority:** London Borough of Hammersmith & Fulham

**Council Tax Band:** E

**Lease:** 999 Years + Share of the Freehold

**Service Charges:** £TBC

**Ground Rent:** £0

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# Barclay Road, SW6

Approximate gross internal area

108.62 sq m / 1169 sq ft

(Including Summer House)

Summer House : 18.19 sq m / 196 sq ft

Key :  
CH - Ceiling Height



Lower Ground 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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.