



**FARM LANE, LONDON, SW6**  
**£800,000**

**Carter Jonas**



# FARM LANE, LONDON, SW6

**A BEAUTIFULLY PRESENTED 2 BEDROOM PURPOSE BUILT FLAT OFFERING IN EXCESS OF 900 SQ FT OF SPACE WITH LIFT, BALCONY, COMMUNAL GARDENS AND PARKING, IDEALLY LOCATED FOR FULHAM BROADWAY.**

A beautifully presented second floor, purpose built apartment (with lift) in this popular, well located building. The property offers over 900 sq. ft of well laid out accommodation and features a spacious kitchen/dining reception room with door opening onto a fabulous balcony overlooking the delightful communal gardens. There are two good sized double bedrooms (both with fitted wardrobes), a utility room and a modern bathroom. Further benefits include off street parking and a concierge.

Farm Lane is surrounded by many local shops, restaurants and bars and pubs, including the Michelin starred pub - The Harwood Arms. Fulham Broadway station, on the District Line, is 0.2miles.

## AMENITIES

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Utility Room
- Balcony
- Off Street Parking
- Leasehold 101 years
- Concierge

**TENURE** Leasehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

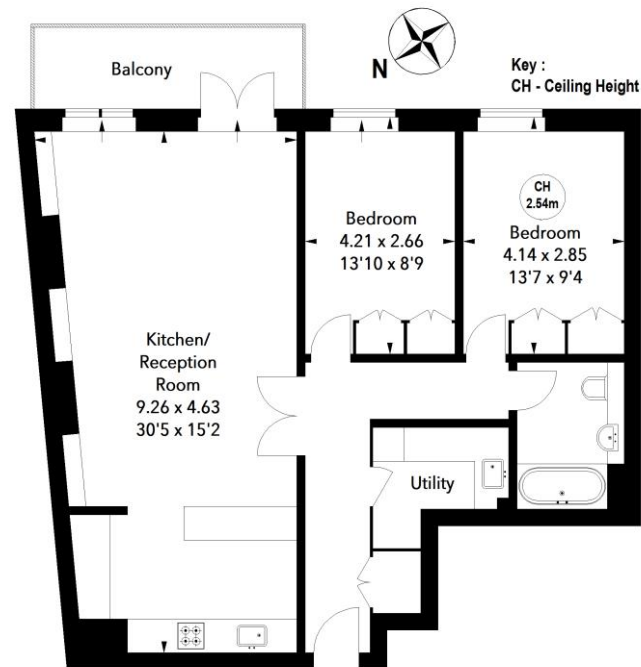






## Fulham Island, SW6

Approximate Area = 83.89 sq m / 903 sq ft



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data