



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

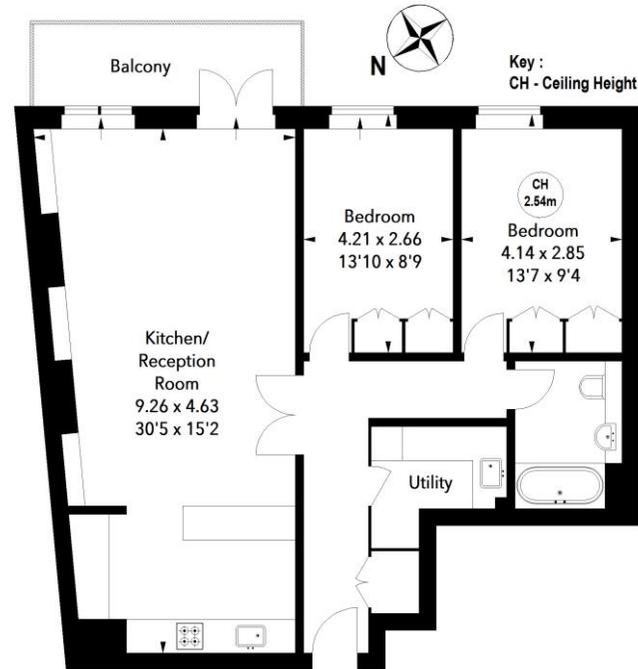
EPC BAND D





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+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.