



**HARWOOD ROAD, LONDON, SW6**  
£2,995 per month\*

**Carter Jonas**

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## HARWOOD ROAD, LONDON, SW6

A modern split level two-bedroom, two bathroom apartment with a private roof terrace. EPC rating C

### THE PROPERTY

A marvellous two double bedroom apartment is conveniently located moments away from Fulham Broadway. The property comprises an open plan kitchen with a dishwasher, wine fridge and a full sized fridge. The property benefits from wood flooring throughout and a private roof terrace.

### LOCATION

Harwood Road is without question in an incredibly favourable location, being right in the heart of Fulham Broadway. There is a plethora of amenities to hand including a large Waitrose, as well as an abundance of eateries, cafes and shops within the immediate vicinity. There's also a Vue cinema and David Lloyd gym and the nearest underground station is Fulham Broadway (District Line, Zone 2) which is 0.2 miles from the property.

### AMENITIES

- Two double bedrooms
- Two bathrooms
- Private roof terrace
- Unfurnished
- Double glazed windows
- Outside space



Holding deposit: 1 week's rent

Security deposit: 5 weeks' rent

Council Tax: Band F

Minimum term: 12 months

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months Longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Hammersmith and Fulham Council Tax Band F
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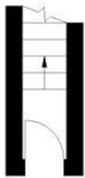


# Harwood Road, SW6

Approximate Area = 89.00 sq m / 958 sq ft

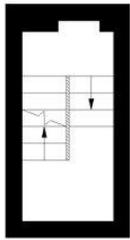


Key :  
CH - Ceiling Height



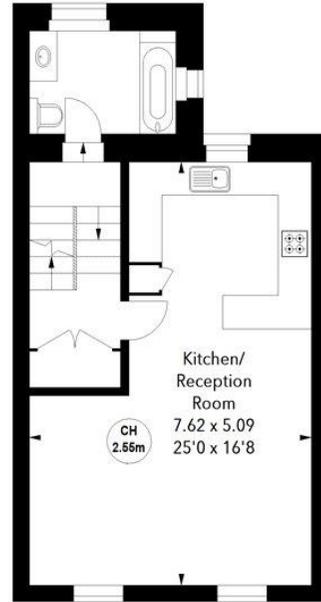
Ground Floor Entrance

Approx. 2.04 sq m / 22 sq ft



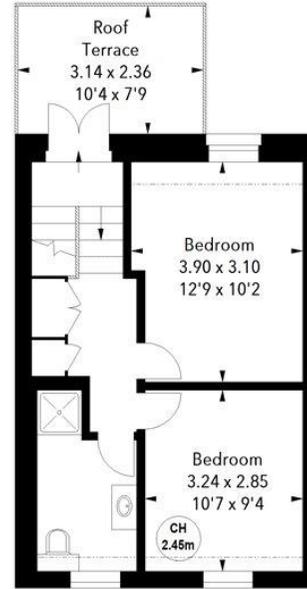
First Floor Entrance

Approx. 5.76 sq m / 62 sq ft



Second Floor

Approx. 44.96 sq m / 484 sq ft



Third Floor

Approx. 36.23 sq m / 390 sq ft

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	80
EU Directive 2002/91/EC			



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### IMPORTANT INFORMATION

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