



OXBERRY AVENUE, LONDON, SW6
£825,000

Carter Jonas

OXBERRY AVENUE, LONDON, SW6

**A FABULOUS BRIGHT SPLIT LEVEL SECOND AND THIRD FLOOR FLAT WHICH
BOASTS THREE BEDROOMS, TWO BATHROOMS AND A TERRACE.**

A fabulous bright and secluded second and third floor 'split level' flat with impressive rooftop views over Fulham. On the second floor are 2 good sized bedrooms both with fitted wardrobes. One has an en-suite shower. A further third bedroom is an ideal study or bedroom. There is a family bathroom.

The reception room on the top floor has a generous balcony, with space for bistro dining and shrubs or herbs. The kitchen is well equipped, with views over Bishops Palace treelines and wide sunset skies.

The flat has share of the freehold and is at the centre of one of the highly desirable Fulham avenues. Fulham Palace gardens, Bishops Park with tennis courts, Thames riverside walks are nearby. Putney Bridge tube (District line) is 0.4miles. The popular 14 bus stop is at the end of the road. A resident's parking permit is available.

AMENITIES

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Residents Parking
- Share of Freehold
- Roof Terrace
- Chain Free

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C



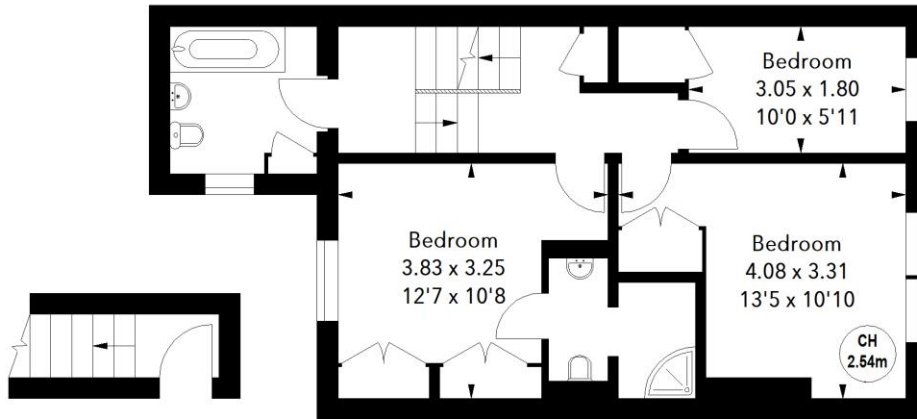


Oxberry Avenue, SW6

Approximate Area = 86.86 sq m / 935 sq ft

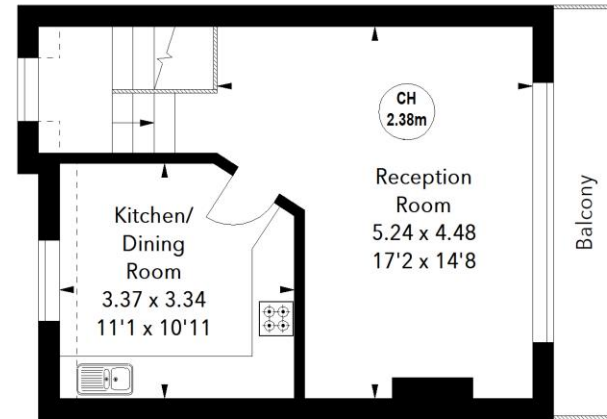


Key :
CH - Ceiling Height



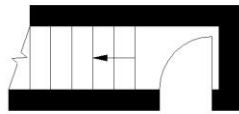
Second Floor

Approx. 47.94 sq m / 516 sq ft



Third Floor

Approx. 36.32 sq m / 391 sq ft



First Floor Entrance

Approx. 2.60 sq m / 28 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+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(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.