



**COLEHILL GARDENS, FULHAM PALACE ROAD, SW6**  
£585,000

**Carter Jonas**



# COLEHILL GARDENS, FULHAM PALACE ROAD, SW6

A desirable first floor flat with open outlook offering a spacious reception room, two bedrooms (both with fitted wardrobes), bathroom, and kitchen/dining room

Colehill Gardens sits next to Fulham Palace Road in a cul-de-sac and it's conveniently situated for Fulham Road with its many independent shops and restaurants. Bishops Park with its tennis courts, Fulham palace and river walks along the Thames are nearby. Putney Bridge Underground Station (District Line) is 0.5 miles.

## AMENITIES

- 2 Bedrooms
- 1 Reception Room
- Kitchen/Dining Room
- 1 Bathroom
- First Floor
- Attractive Views

**TENURE** Leasehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## SUPERBLY LOCATED FIRST FLOOR 2 BEDROOM FLAT WITH DELIGHTFUL OPEN ASPECT.









## Colehill Gardens, SW6

Approximate Area = 59.18 sq m / 637 sq ft

Key :  
CH - Ceiling Height



### First 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>	73	81
(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, Scotland & Wales EU Directive 2002/91/EC		

Fulham 020 7731 3333

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

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### IMPORTANT INFORMATION

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Classification L2 - Business Data