



**EFFIE ROAD, LONDON, SW6**  
£600,000

**Carter Jonas**



# EFFIE ROAD, LONDON, SW6

## A SUPERB ONE BEDROOM FLAT WITH GARDEN, MOMENTS FROM FULHAM BROADWAY TUBE STATION.

A must see! This garden flat is ideally located for access to transport in and out of London. Recently renovated and offering great living space, the flat comprises one double bedroom, beautifully fitted modern bathroom, flexible living space with both seating and dining area, wooden floors throughout and a newly fitted galley kitchen with great storage space leading out to the private south facing rear patio garden.

Effie Road is located just off Fulham Road/Harwood Road and is 0.1m from Fulham Broadway Underground Station - perfect for commuters or as a 'pied a terre'. The vibrant bars, restaurants and amenities of Fulham Road are on your doorstep and close by are the open spaces of Eel Brook Common and the popular New Kings Road.

### AMENITIES

- Immaculate Condition
- Moments from Fulham Broadway Tube
- One Double Bedroom
- Modern Bathroom & Kitchen
- Private Patio Garden
- Wooden Floors throughout

**TENURE** Leasehold

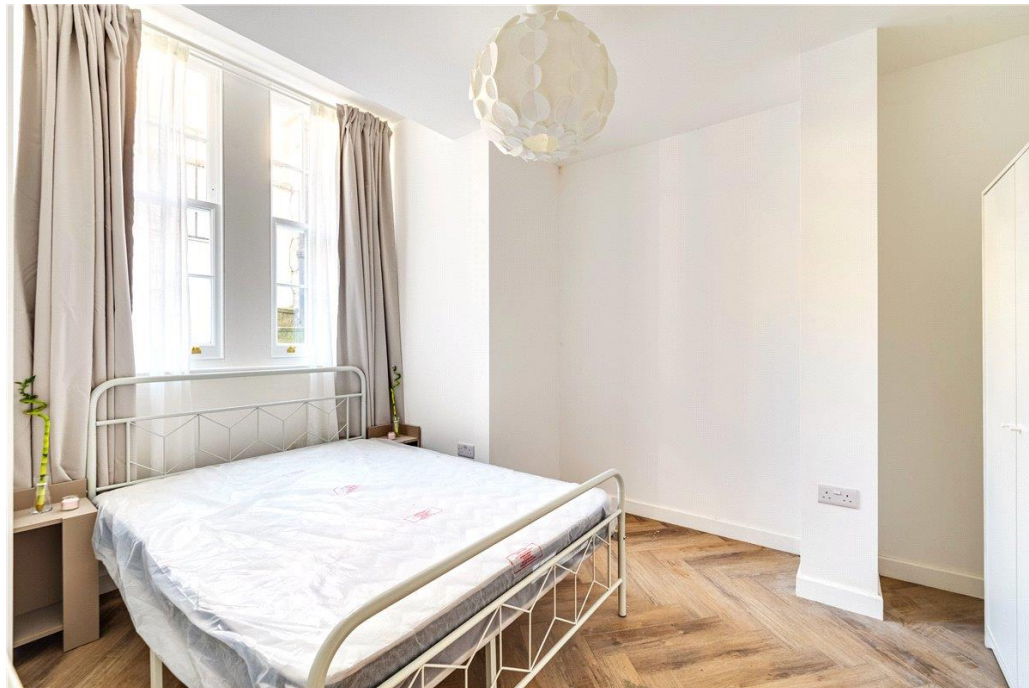
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D



Classification L2 - Business Data

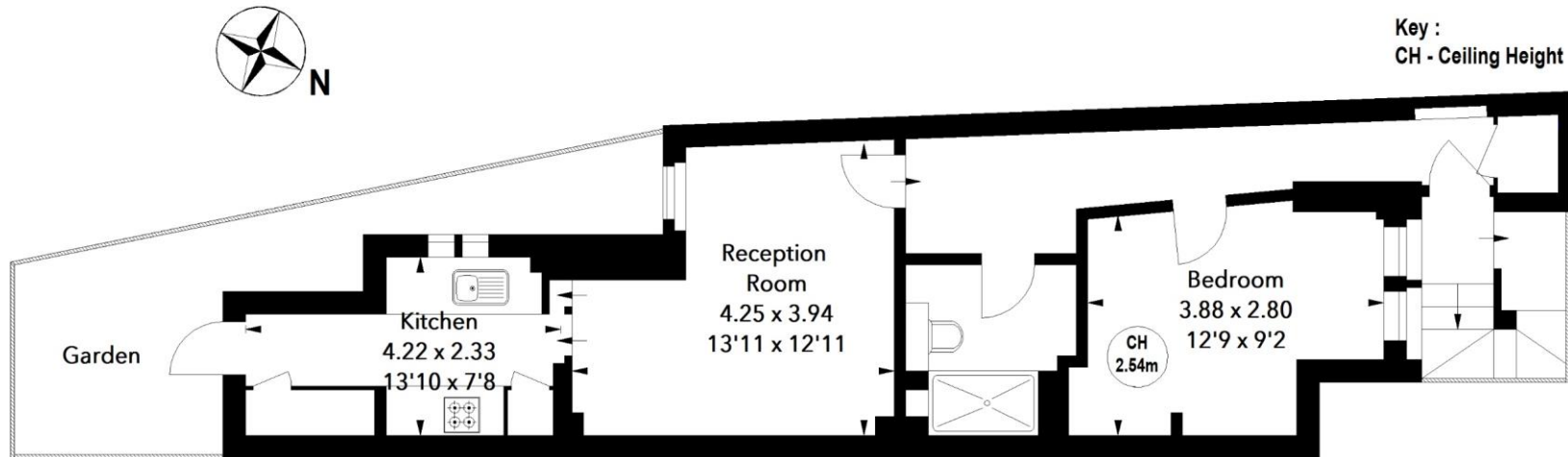






## Effie Road, SW6

Approximate Area = 49.33 sq m / 531 sq ft



### Lower Ground 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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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