



GOWAN AVENUE, LONDON, SW6
£925,000

Carter Jonas

GOWAN AVENUE, LONDON, SW6

Located on the ground floor, the flat features a generous principal bedroom suite with fitted wardrobes and a sleek, modern en suite bathroom. A second double bedroom and a guest bathroom offer excellent further accommodation.

To the rear, the impressive open-plan kitchen, dining, and reception room with high ceilings is flooded with natural light and opens through bi-folding doors onto a south-west facing astro-turfed garden - ideal for outdoor entertaining. The property further benefits from a spacious utility/laundry room, adding valuable storage and functionality.

Gowan Avenue is a highly sought-after residential street located between Munster Road and Fulham Palace Road, just moments from excellent local shops, cafés, and bus routes. The nearest Underground stations are Parsons Green (0.7 miles) and Putney Bridge (0.8 miles), offering convenient access to Central London.

AMENITIES

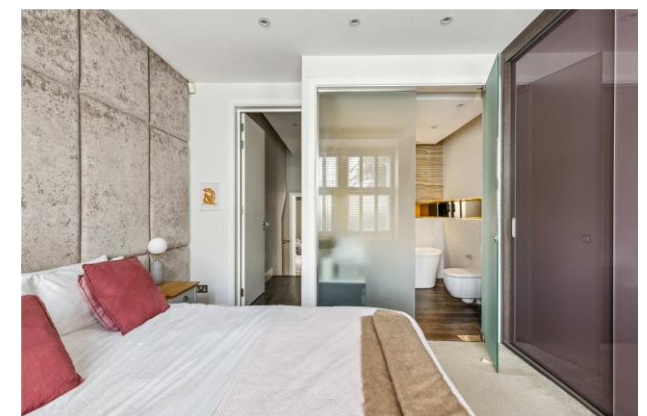
- 1 Reception Room
- 2 Bedrooms
- 2 Bathrooms
- Garden
- Leasehold

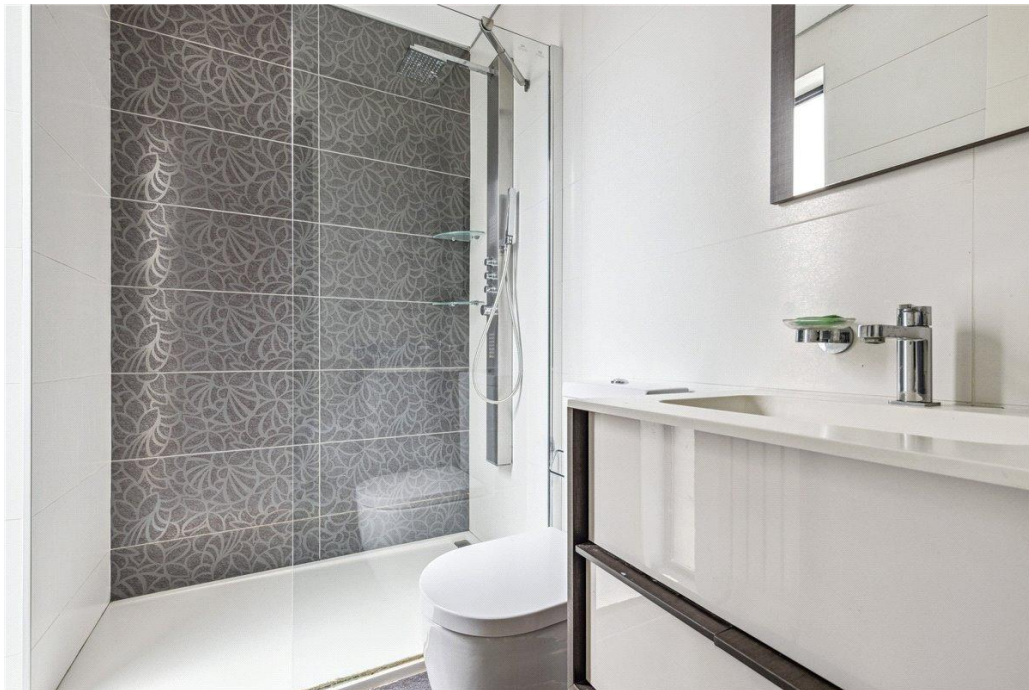
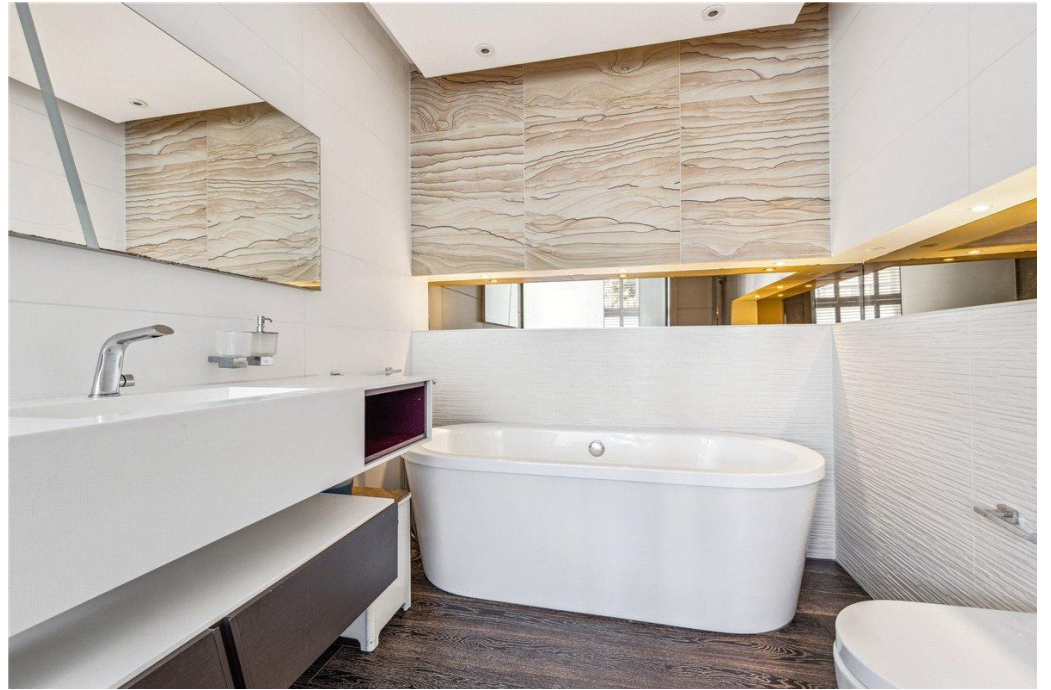
TENURE Leasehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C


AN IMMACULATELY PRESENTED PERIOD TWO BEDROOM, TWO BATHROOM FLAT WITH SOUTH WEST FACING GARDEN.





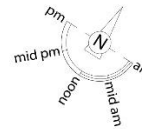
Gowan Avenue, SW6

Approximate Floor Area = 89 sq m / 960 sq ft

 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	77 C

Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.