

A photograph of a bright, elegant living room. The room features a large bay window with light-colored curtains and a small round table in the corner. A fireplace with a dark wood mantel is positioned against the wall, with a mirror above it. To the left, there is a built-in shelving unit with a small square light fixture. A chandelier hangs from the ceiling. In the foreground, a portion of a light-colored sofa is visible.

STURGES
LONDON

Barclay Road, Fulham

£575,000 Leasehold - Share of Freehold



- **Lovely Raised Ground Floor 1 Bedroom Flat**
- **Private South West Facing Terrace**
- **Stunning Reception with High Ceilings**
- **Well Equipped Kitchen**
- **High Specification Bathroom**
- **Approximately 535 Sq Ft [50 sq m]**
- **Attractive Converted House**
- **Highly Regarded Road tucked behind Fulham Broadway**



STURGES
LONDON



Barclay Road, London

A most appealing one bedroom flat situated on the raised ground floor of this substantial converted house in this excellent location tucked quietly away behind Fulham Broadway. This well proportioned property offers excellent living space focussed upon a stunning, generous 16' x 14' bay fronted reception room with wonderful high ceilings, the separate galley kitchen is situated to the rear of the property and opens on to a rare south west facing private 11' x 9' terrace. In addition is the sizeable rear facing bedroom with built in wardrobes and a high specification bathroom.

Barclay Road is highly regarded "no through" residential street tucked away behind Fulham Broadway and therefore provides momentary access to the endless range of local amenities that the Broadway offers including a wide range of local shops, bars and restaurants, the new M&S food store, Waitrose and, for transport, Fulham Broadway underground station (District Line) located a mere 3 minutes from the property.

Local Authority: London Borough of Hammersmith & Fulham
Council Tax Band: D

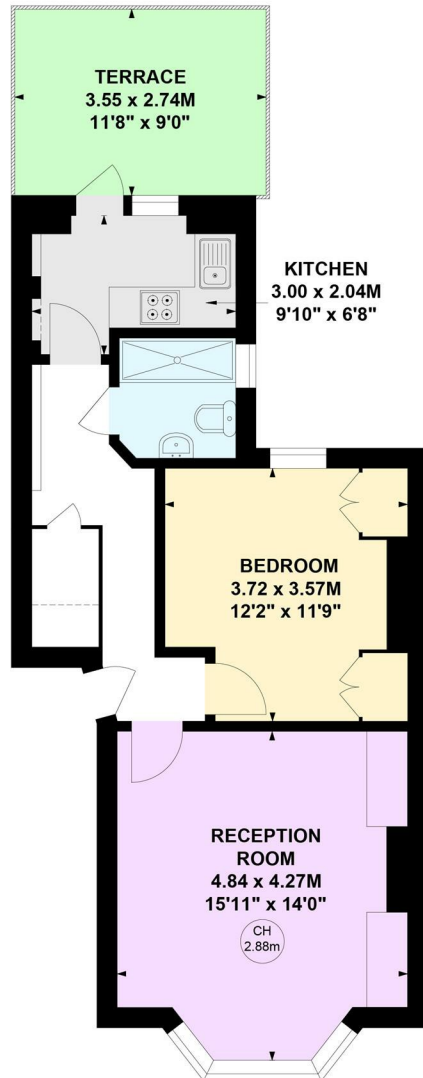
Lease: 999 Years + Share of Freehold
Service Charges: £TBC
Ground Rent: £0

STURGES
LONDON

Barclay Road, SW6

Approximate gross internal area
49.72 sq m / 535 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.