



WOODLAWN ROAD, LONDON, SW6
£750,000

Carter Jonas

WOODLAWN ROAD, LONDON, SW6

A superb and beautifully presented 2 double bedroom flat, in a fantastic location just moments from the River Thames. The split level accommodation comprises 2 double bedrooms with built in cupboards, 2 newly fitted modern bathrooms, a fantastic recently refurbished eat in kitchen, plenty of built in storage, accessible loft space and a separate utility area.

Woodlawn Road runs parallel to the river and offers convenient access to the popular Thames Path and local eateries including The River Cafe, Sam's Riverside and the ever popular Crabtree Pub. Fulham Palace Road and Munster Road are also within walking distance. Tube connections are available at either Putney Bridge (district) or Hammersmith (district & piccadilly) and a plethora of local bus routes leading into central London, West or Southwest are close by.

AMENITIES

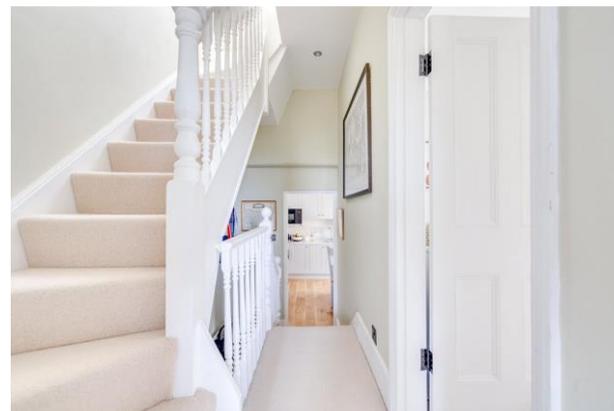
- Eat-in Kitchen
- Bright Reception Room Overlooking Gardens
- 2 Double Bedrooms
- 2 Bathrooms
- Share of Freehold
- Superb Condition
- Potential to Extend or Create a Roof Terrace (stpp)

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

A SUPERB AND BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM, 2 BATHROOM SPLIT LEVEL FLAT MOMENTS FROM THE RIVER THAMES.



Classification L2 - Business Data



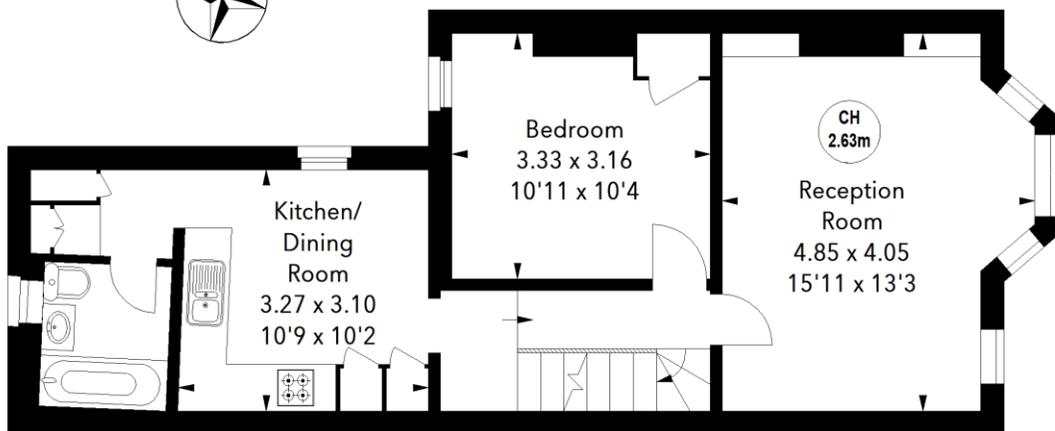
Classification L2 - Business Data

Woodlawn Road, SW6

Approximate Area = 87.05 sq m / 937 sq ft
(Including Eaves Storage)

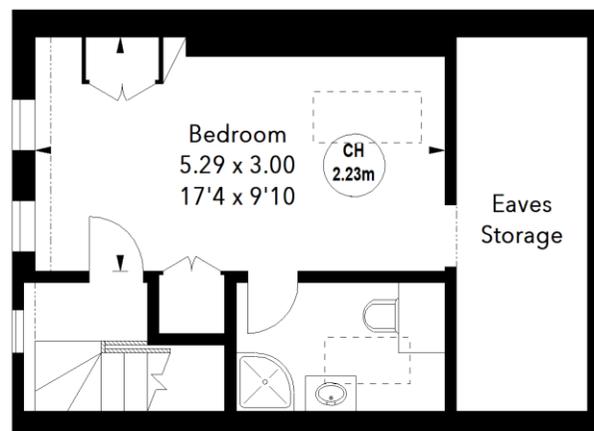
Eaves Storage

Approximate Area = 8.18 sq m / 88 sq ft



First Floor

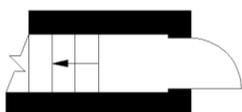
Approx. 51.00 sq m / 549 sq ft



Second Floor

Approx. 34.56 sq m / 372 sq ft

Key :
CH - Ceiling Height



Ground Floor Entrance

Approx. 1.49 sq m / 16 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		
(55-68)	D		
(39-54)	E	70	73
(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.

Classification L2 - Business Data