



**HARBORD STREET, FULHAM, SW6**  
£1,050,000

**Carter Jonas**

# HARBORD STREET, FULHAM, SW6

A beautifully presented semi-detached three bedroom first floor split level flat offering over 1300 sq. feet of internal accommodation and benefitting from its own front door on this highly sought after road. The first floor offers a bright reception room to the front, whilst to the rear an open kitchen/dining room with stairs leading to the wider than average private garden. Two bedrooms and a modern bathroom complete the first-floor accommodation, whilst the loft has been converted to offer the principal bedroom with eaves storage and a bathroom with separate shower.

Harbord Street is a popular residential street in the Bishops Park conservation area with Bishops Park and leafy riverside walks nearby. The location is close to the Thames and Bishop's Park, with the transport links of Hammersmith Broadway (Circle, Hammersmith & City, Piccadilly and District lines) and Putney Bridge (District line) 0.9 miles away.

## AMENITIES

- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Dining Room
- Reception Room
- Own Private Entrance
- Private Garden

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

**A BEAUTIFULLY PRESENTED THREE BEDROOM FIRST FLOOR SPLIT LEVEL FLAT OFFERING OVER 1300 SQ FEET OF INTERNAL ACCOMMODATION.**



Classification E2 - Business Data

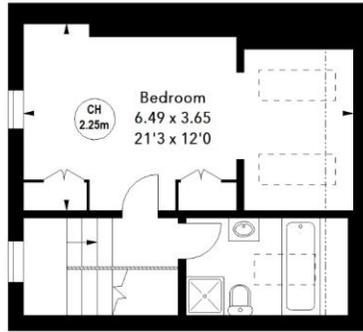




Classification L2 - Business Data

## Harbord Street, SW6

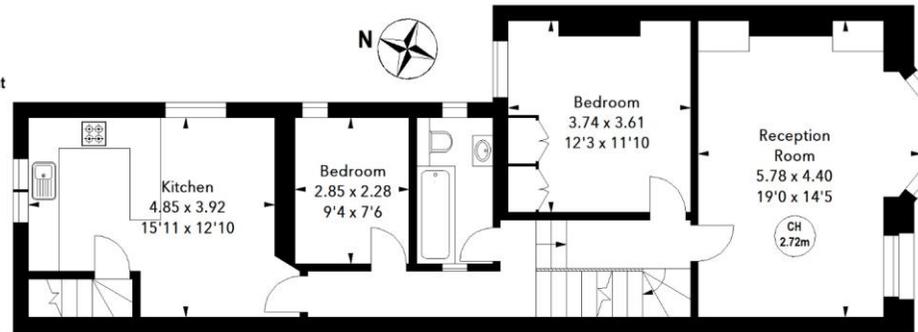
Approximate Area = 122.35 sq m / 1317 sq ft



Second Floor

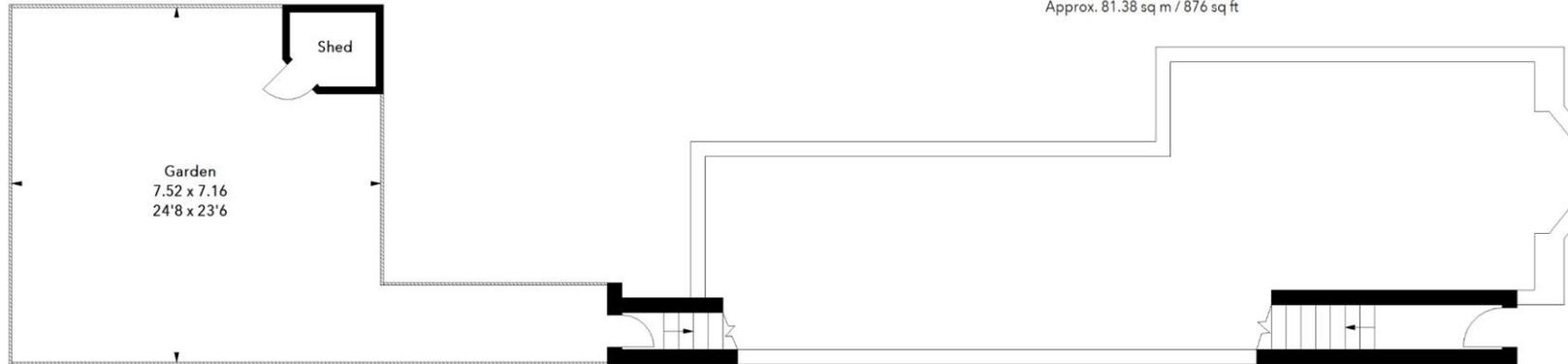
Approx. 34.93 sq m / 376 sq ft

Key :  
CH - Ceiling Height



First Floor

Approx. 81.38 sq m / 876 sq ft



Ground Floor

Approx. 6.04 sq m / 65 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	A		
(92-)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	65	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			79

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### IMPORTANT INFORMATION

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Classification L2 - Business Data