





Key Features

- Immaculate two-bedroom split-level apartment in Fulham
- Spacious and bright reception room
- Modern fully fitted semi-open plan kitchen
- Excellent storage space throughout
- Prestigious riverside development

Description

A modern, beautifully presented two bedroom split-level apartment set on the second floor of this secure gated development in Fulham, with off-street parking and access to the stunning communal gardens. The apartment has been modernised to an excellent standard throughout and comprises a spacious and bright reception area with modern semi-open plan fully fitted kitchen, two double bedrooms with good storage space and stylish family bathroom. Residents at Carrara Wharf benefit from access to the stunning communal gardens with outstanding river views, on-site caretaker and CCTV.

Location

Set in a quiet area of Fulham with a village-like feel, Carrara Wharf is conveniently located close to all the vibrant bars, restaurants and amenities of Putney and Fulham and is just a stone's throw from Putney Bridge underground station (District Line). The area has also plenty of parks within walking distance with both Bishops Park and Hurlingham Park just a short walk away.



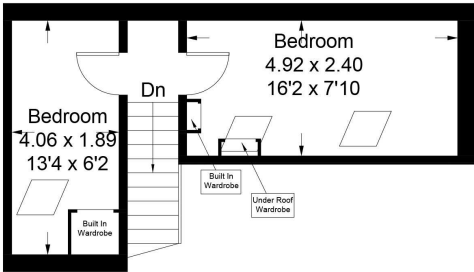
CARRARA WHARF, FULHAM, SW6

Terms

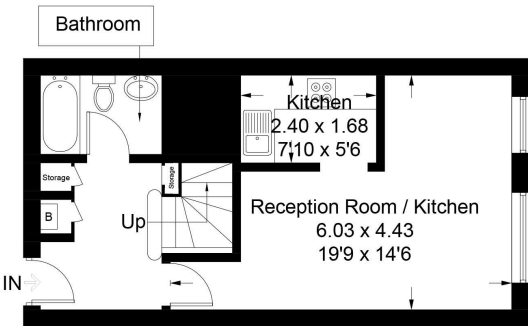
Price: £540,000
Tenure: Leasehold 110 Years Unexpired
Service Charge: £1600.00 Annually
Ground Rent: £1128.00 Annually
Local Authority/Council Tax: Hammersmith & Fulham Band D £1519.51
Viewing: By appointment with M2 on 020 7043 8431
Parking: Off Street Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	74	74
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

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



Upper Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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