



BROOMHOUSE LANE, LONDON, SW6
£1,400,000

Carter Jonas

BROOMHOUSE LANE, LONDON, SW6

A sensational penthouse apartment on the third floor of this highly desirable, purpose-built modern building with lift boasting in excess of 1,200 sq. ft of space.

The property features an immaculate kitchen/dining reception room which opens onto a 40 ft south west facing terrace, with views over the Hurlingham Club. The principal bedroom has built in wardrobes, en-suite bathroom with separate shower and its own private balcony.

Two further double bedrooms, one with en-suite shower and fitted wardrobes and a separate guest WC completes the apartment. Further benefits include ample storage.

Residents can enjoy free tennis and social membership to the Parsons Green Club. Additionally, residents benefit from access to its state-of-the-art gym, sauna and plunge pool, fitness classes and family-friendly facilities, placing exceptional leisure and wellbeing opportunities close to home. Parking spaces are also available by separate purchase.

Broomhouse Lane is considered one of the most desirable areas of Fulham. The road leads south from Parsons Green towards the River Thames. It is conveniently located close to both Hurlingham and South Parks. The prestigious Hurlingham Club is located on your doorstep. The area is also served by several highly regarded schools and great transport links. Parsons Green Underground Station (District Line) is 0.6 miles.

AMENITIES

- Kitchen/Dining Room
- 40 ft roof terrace
- Additional Private Balcony
- 3 Bedrooms
- 2 en-suite bathrooms
- Guest WC
- Lift
- Views of the Hurlingham Club

TENURE Leasehold: : the leasehold term will expire on 4 January 3012

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND B

A SENSATIONAL THREE-BEDROOM PENTHOUSE APARTMENT WITH FABULOUS 40 FT ROOF TERRACE AND VIEWS OVER THE HURLINGHAM CLUB. EPC B

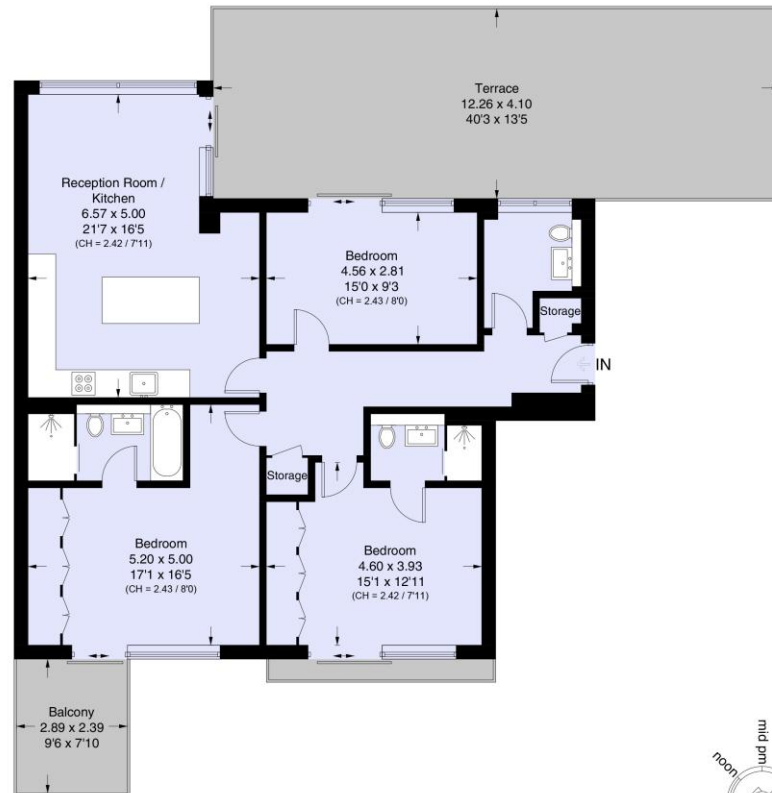


Classification L2 - Business Data



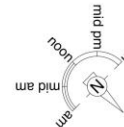
Broomhouse Lane, SW6

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Third Floor

This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(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.