



**99Home Ltd.**

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2 Bed Flat In Gilstead Road Fulham, London, SW6 2LG

£2,750 Monthly



Ref:17352





## SHORT DESCRIPTION

Property Ref: 17352 Garden flat - 2 bedroom, 1 bathroom ground floor flat in Fulham! Available unfurnished, furnished, part-furnished. Rarely available - completely redecorated this delightful 2 double bedroom flat offers open plan living. Glazed double doors open out onto a gorgeous and newly landscaped south facing garden with plenty of foliage and privacy. The kitchen living area is light and bright with roof windows, exposed brick wall, double glazed garden doors, and plenty of space for dining table and sofas. The kitchen has integrated slimline dishwasher, washing machine and fridge freezer, as well as plenty of cupboard space. Two double bedrooms: The master bedroom has a full length of sliding wardrobe door offering copious amount of storage. Bay sash windows and charcoal linen curtains. The second bedroom has plenty of space for a double bed, as well as a built in wardrobe, shelving and a sash window with a black-out blind. The bathroom has a rain shower with separate hand held shower over a bath, built in vanity unit with large basin and a small window. There is a hallway - big enough for a desk or bureau, and an under stairs cupboard for more storage. There is hard flooring through out the flat and it has been painted inside and out. Maximum 2 tenants If furnishing are required, photos can be provided at viewing. Sands End in Fulham has amazing amenities, the very popular pub restaurant The Fulham Arms is just round the corner on Stephendale Rd, and there are also plenty of restaurants, bars to choose between on Wandsworth Bridge Rd and Imperial Wharf on the river as well as gyms & shopping! Plenty of supermarkets nearby including the large Sainsburys on Townmead Rd. Imperial Wharf overground station (12 minutes to Clapham Junction & West Brompton stations) is 0.5 miles away. Fulham Broadway & Parsons Green underground stations are 0.8 miles away Chelsea Harbour is 0.8 miles away and gives access to the river boat Clipper service, as well as lovely walks down the river. Pet friendly flat with nearby parks - Eel Brook Common & South Park. The flat is on Gilstead Rd which is a quiet street tucked away behind Broughton Rd. The flat and garden are quiet yet so close to amenities. A lovely characterful flat ready for tenants from the 4th September onwards. Council Tax band D (£1519 pa) Property Type: Flat Full Renting price: £2750.00 Pricing Options: Fixed Price Council tax band: D EPC rating: C Measurement: 548.959 sq.ft. Outside Space: Rear Garden, Patio Heating Type: Double Glazing, Gas Central Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

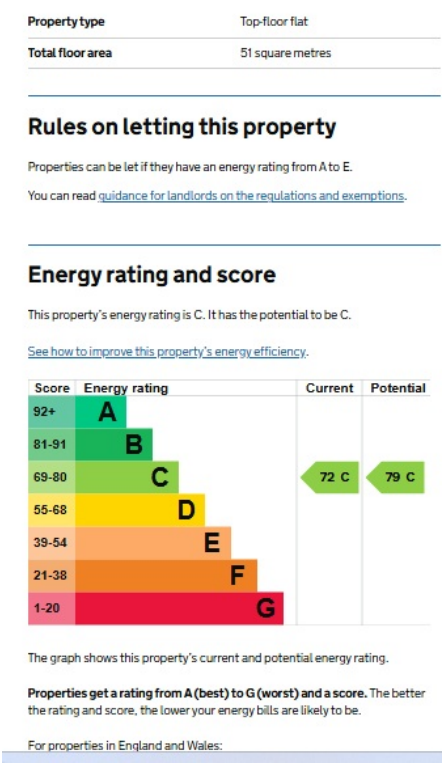
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

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