



Ideally located within a stone's throw of Fulham Broadway this three bed two bath property is what every commuter is looking for. Located on the Dawes Road it benefits from an array of local shops, bars and restaurants.

The flat maintains a bright and airy feel with generous bedroom sizes and an open plan kitchen/living room. The living room leads out to a decked flat roof with south easterly views making it a great sun trap.

The Dawes Road is a superb central Fulham location close to the amenities of Parsons Green and Fulham Broadway, which includes a modern cinema and shopping complex. It is close to both tube stations which give easy access to the City.



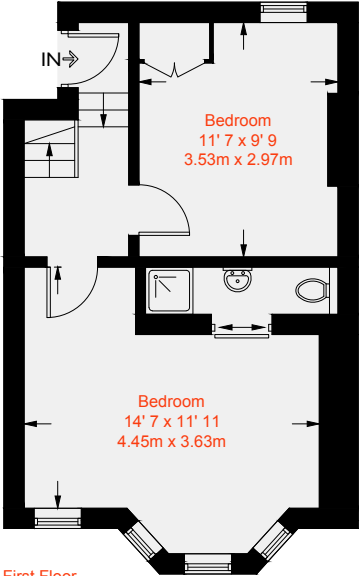
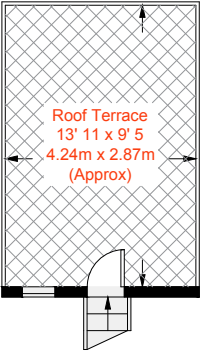




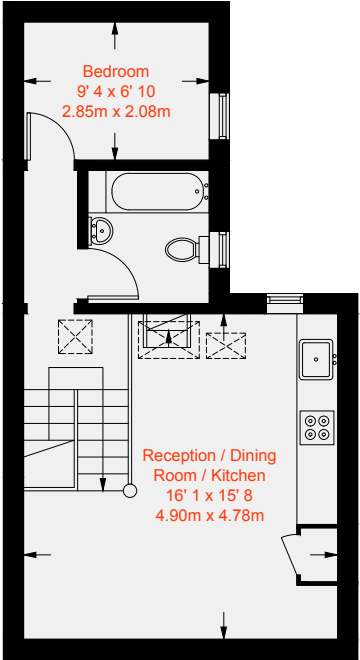




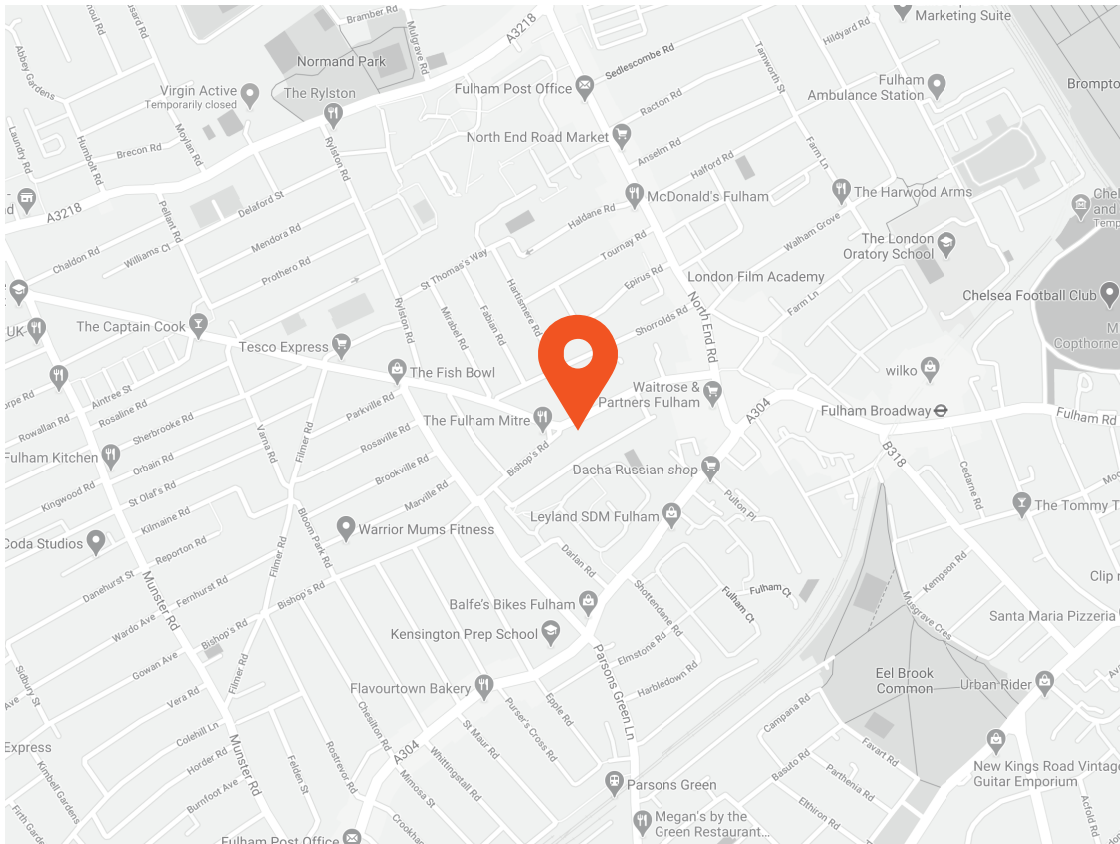
Approximate Gross Internal Area = 746 sq ft / 69.3 sq m



First Floor  
365 sq ft / 33.9 sq m



Second Floor  
381 sq ft / 35.4 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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### Transport Links

- Fulham Broadway (0.3 miles)
- Parsons Green (0.4 miles)
- West Brompton (0.8 miles)

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