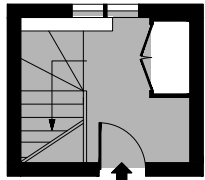


# Peterborough Villas

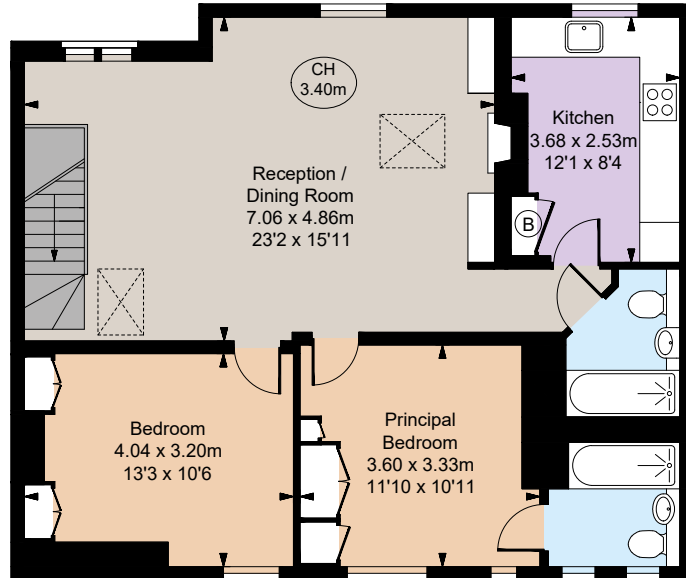
Fulham, SW6





Second Floor Entrance  
Approximate Gross Internal Area  
5.54 sq m / 60 sq ft

Third Floor  
Approximate Gross Internal Area  
78.52 sq m / 845 sq ft



An exceptional two bedroom, two bathroom flat with vaulted ceilings moments away from Eel Brook Common.

The welcoming reception room features characterful vaulted ceilings, giving the room a naturally bright and voluminous feel.

Both bedrooms are generous doubles, one of which is served by an en suite bathroom. Both bedrooms benefit from built in wardrobes and enjoy great views south over Fulham. Accessed from the hallway, there is one further bathroom and there is a well-appointed kitchen that offers plenty of cupboard storage. There is a delightful south facing communal garden that is regularly maintained.

Situated at the end of a no through road, just off New King's Road, Peterborough Villas is just moments away from Eel Brook Common. Fulham Broadway (District Line) is the nearest tube station (approx. 0.4 miles).

### Floorplans

Gross internal area 905 sq ft (84.06 sq m)  
For identification purposes only.

### General

Tenure: Share of Freehold

Local Authority: Hammersmith and Fulham

Service Charge: £3,714pa

Council Tax: Band E

EPC Rating: D

Parking: Resident's on-street parking available

Broadband: Full Fibre Broadband

Asking Price: £800,000

### Fulham

701 Fulham Road, London SW6 5UL

020 7731 7100

fulham@struttandparker.com

struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

