



JAMES  
ANDERSON



## FOR SALE

Dawes Road, London, SW6

**£550,000**

Offers In Excess Of

A beautifully presented two-bedroom garden flat located on Dawes Road in Fulham.

This property benefits from its own private entrance and features a bright open-plan kitchen and reception room, suitable for both everyday living and entertaining. There are two well-proportioned bedrooms and a modern bathroom, all arranged in a practical layout.

To the rear, the flat offers a large private garden, providing valuable outdoor space rarely found in London, ideal for relaxing outside or hosting in warmer months.

Conveniently located close to local shops, cafés and transport links, the property is well suited to professionals, couples or small families seeking a home in a well-connected area.

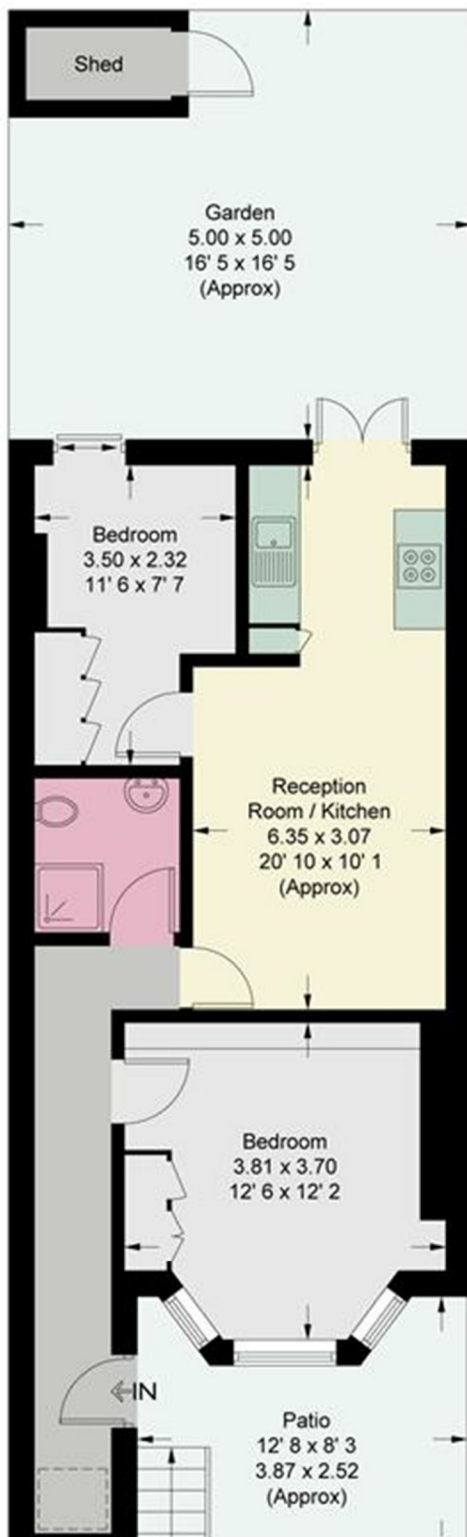
Fulham Broadway tube station is approx. a 7-8 minute walk away, and Parsons Green roughly a 6-10 min walk away, both providing easy access into the City.

Leasehold  
115 Years Remaining  
No Service Charges  
Ground Rent = £250 p.a.



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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