



**JAMES  
ANDERSON**

Dawes Road  
London SW6

Offers In Excess Of £550,000



## Dawes Road London SW6

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.

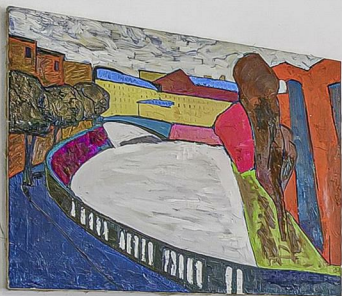
Leasehold  
115 Years Remaining  
No Service Charges  
Ground Rent = £250 p.a.





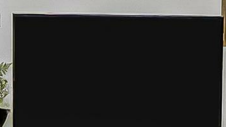













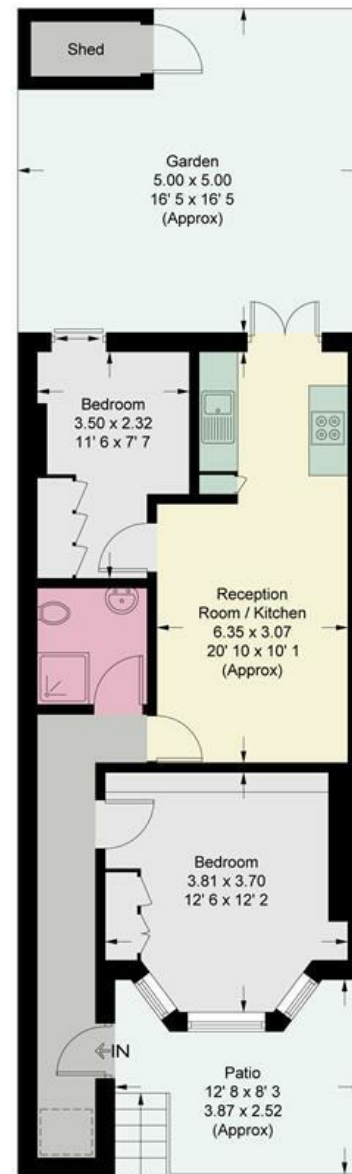
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Approximate Gross Internal Area = 538 sq ft / 50 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 6 sq ft / 0.6 sq m



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 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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