



## CAROLINE WALK, FULHAM, W6

**£800,000** Share of Freehold

This fantastic two bedroom apartment is split over two levels, offers approximately 916 sq ft of internal living space and features its own private, south facing terrace. It is offered to the market with no onward chain and it also includes a share of freehold status.

- No Onward Chain
- Share of freehold
- Split level apartment
- Two bathrooms
- Two bedrooms
- South facing terrace
- Open plan reception

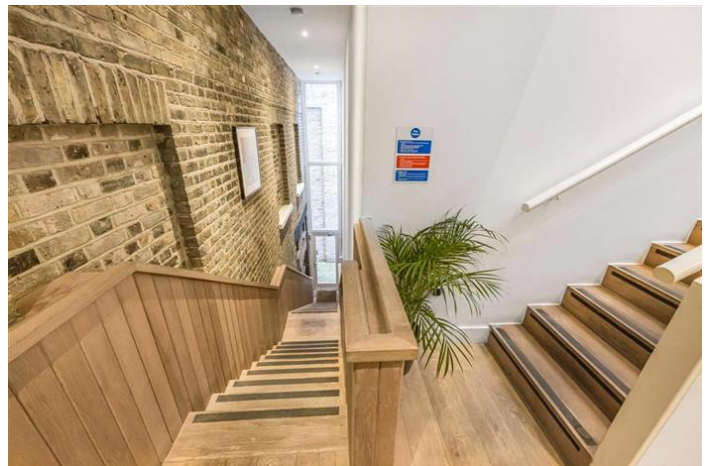
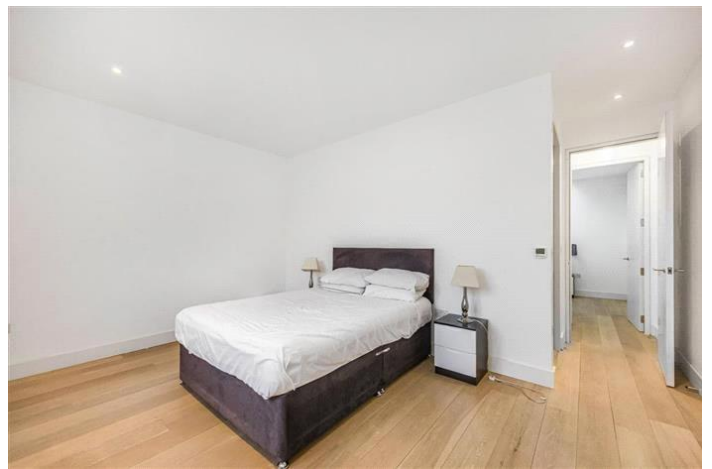
This fantastic two bedroom apartment is split over two levels, offers approximately 916 sq ft of internal living space and features its own private, south facing terrace.

As you enter the apartment you are greeted by the entrance hall which has a storage cupboard and the stairs to the upper level, an open plan reception room which leads out to a private terrace, fitted kitchen and family bathroom. On the upper level there are two double bedrooms and an en-suite shower room to the master.

Caroline Walk is perfectly located within a short walk of Barons Court, West Kensington and West Brompton underground stations, together with ample bus routes, providing access to Central London and Heathrow. A selection of local shops & restaurants are located on the nearby Munster Road and the popular Virgin Active Gym & Normand Park are just a short walk along Lillie Road.

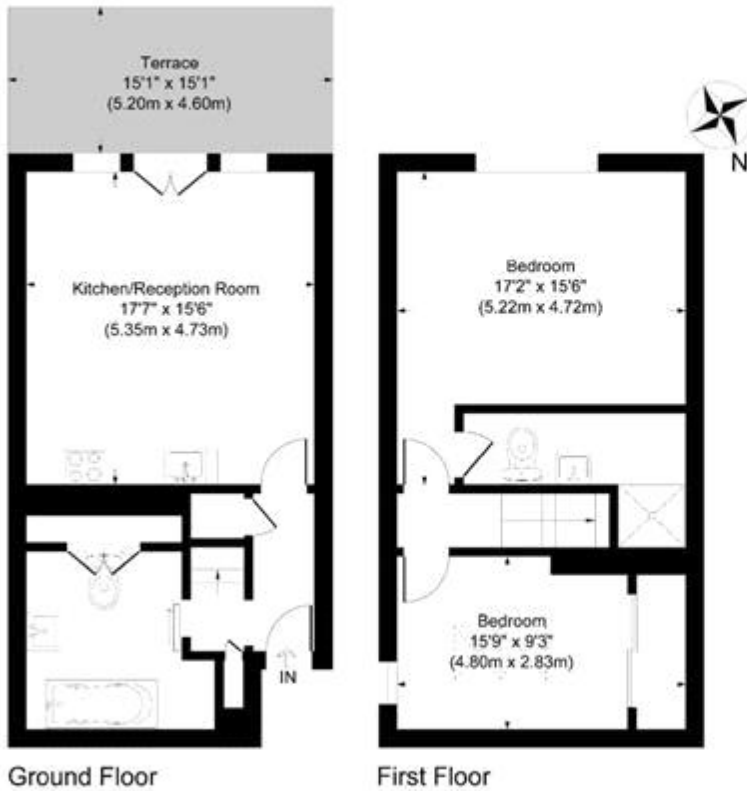
Council Tax Band: E

Tenure: Share of Freehold



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## Caroline Walk

Approximate Gross Internal Area  
 Ground Floor = 41.7 sq m / 450 sq ft  
 First Floor = 43.2 sq m / 466 sq ft  
 Total = 85.0 sq m / 916 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.