



An Exceptional Two Bedroom Two Bathroom Penthouse

# FULHAM ROAD

CHELSEA, SW10

Asking Price  
£1,350,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,350,000	<b>Square Footage</b> 1023
<b>Council Tax Band</b> G	<b>EPC</b> D
<b>Ground Rent</b> £50 pa	<b>Service Charge</b> £3000 pa
<b>Tenure</b> Leasehold	

We are delighted to introduce a unique and beautifully presented two-bedroom flat on the third floor of Heaton House, featuring an unusually large private roof terrace spanning much of the flat's footprint at fourth floor level. With an open-plan layout, excellent natural light, a brand-new kitchen and shower room, and a feature log burner in the reception room, this flat offers both comfort and character. Enjoy far-reaching garden views over Seymour Walk. Ideally located near South Kensington, Earl's Court, and Fulham Broadway stations, and moments from the popular shops and restaurants of Hollywood Road and the 'Beach' area of Fulham Road.

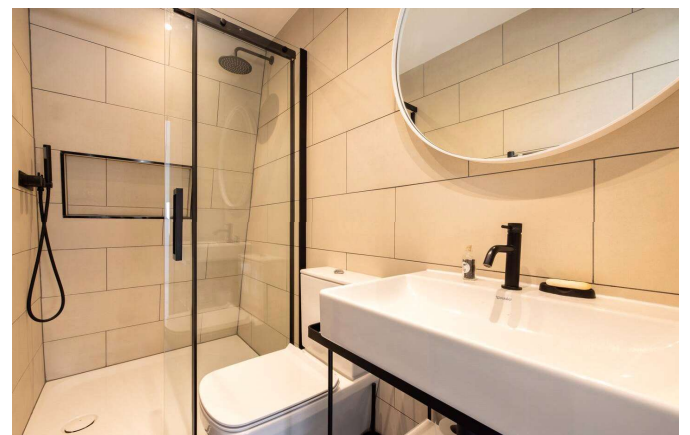
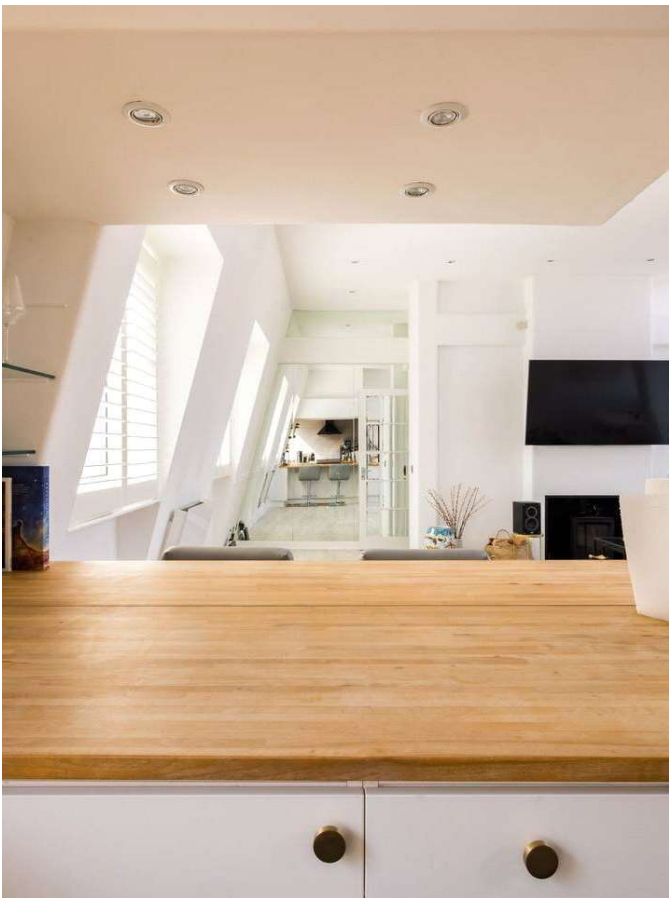
## FEATURES

- Two Bedrooms
- One Reception Room
- Two Bathrooms
- 24 Hour Security
- Penthouse
- Two Balconies
- Roof Terrace

## LOCATION



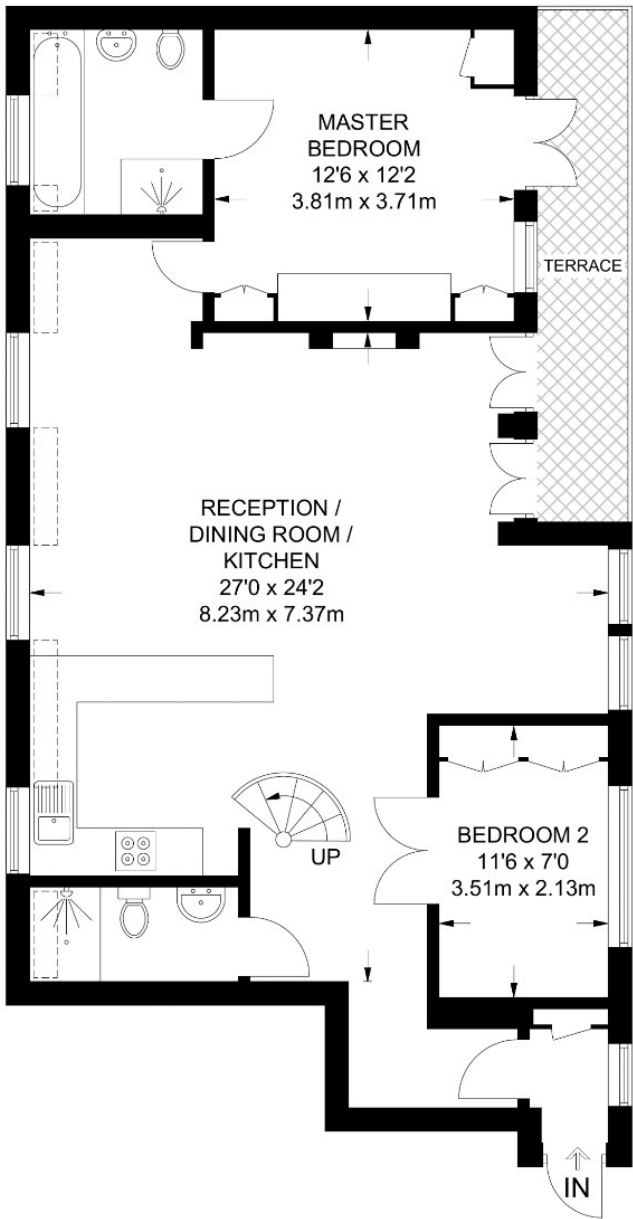
**KNIGHTSBRIDGE SALES**  
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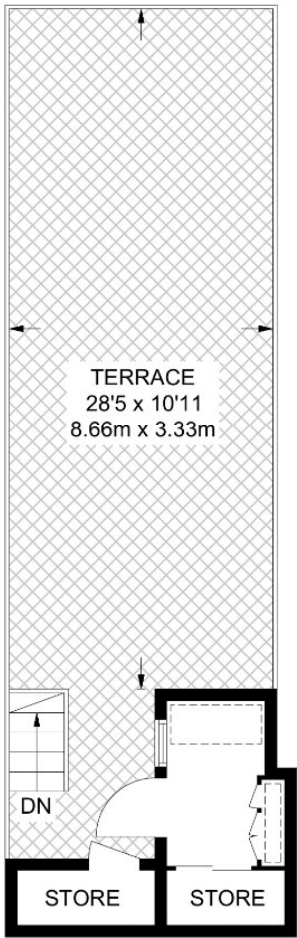


# FLOORPLAN

APPROXIMATE FLOOR AREA = 1023 SQ FT / 95.1 SQ M  
INCLUDING LIMITED USE AREA (49 SQ FT / 4.5 SQ M)



[Hatched area symbol] = REDUCE HEAD HEIGHT BELOW 1.5M



**THIRD FLOOR**  
**966 SQ FT / 89.8 SQ M**  
**INCLUDING LIMITED USE AREA**  
**(38 SQ FT / 3.5 SQ M)**

**FOURTH FLOOR**  
**57 SQ FT / 5.3 SQ M**  
**INCLUDING LIMITED USE AREA**  
**(11 SQ FT / 1 SQ M)**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) [FOXTONS.CO.UK](http://FOXTONS.CO.UK)

