



**DAWES ROAD, LONDON, SW6**  
£2,500 per month\*

**Carter Jonas**

# DAWES ROAD, LONDON, SW6 7RQ

A fabulous split level first and second floor flat boasting its own ground floor entrance. EPC rating D

- Kitchen/dining room
- Reception room
- 2 Bedrooms
- 2 Shower rooms
- WC
- Council tax Band E
- Split level

## LOCATION

Dawes Road can be found north of the Fulham Road and is close to Fulham Broadway tube station (District line), as well as frequent local buses to Westfield Shopping Centre, Hammersmith, South Kensington and Notting Hill.

## THE PROPERTY

A fabulous split level first and second floor flat boasting its own ground floor entrance.

On the first floor is a well-equipped kitchen/dining room, an open plan reception room with a charming period fireplace, and a WC. The designer kitchen has a stunning granite work top and splashback, an induction hob and integrated Siemens appliances.

On the second floor are two double bedrooms, both with fitted wardrobes and immaculate Villeroy and Boch en suite shower rooms. Further benefits include a utility cupboard.

Holding deposit is 1 weeks rent of £576.92

Deposit is 5 weeks rent (£576.92pw = £2,884.62)

Minimum term: 12 months

Council Tax Band: E



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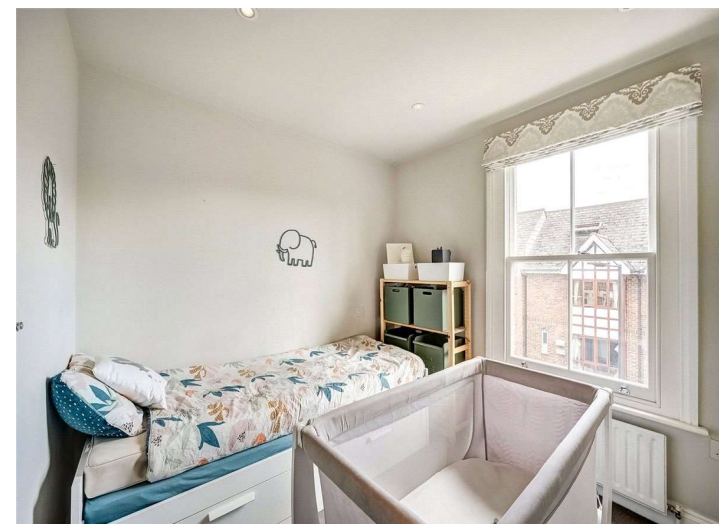
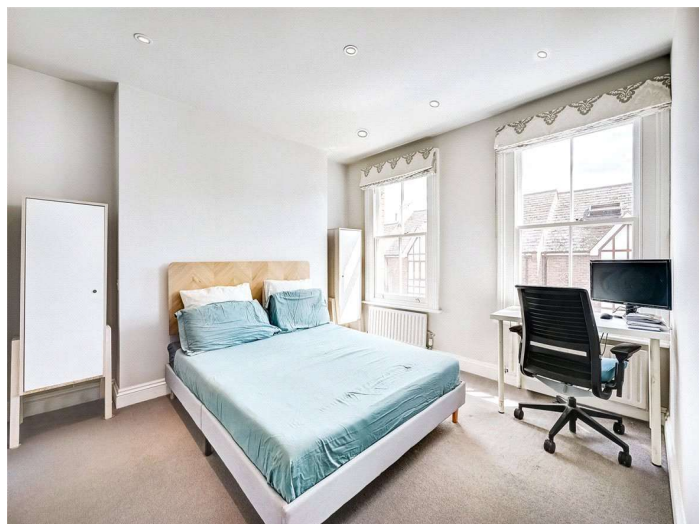
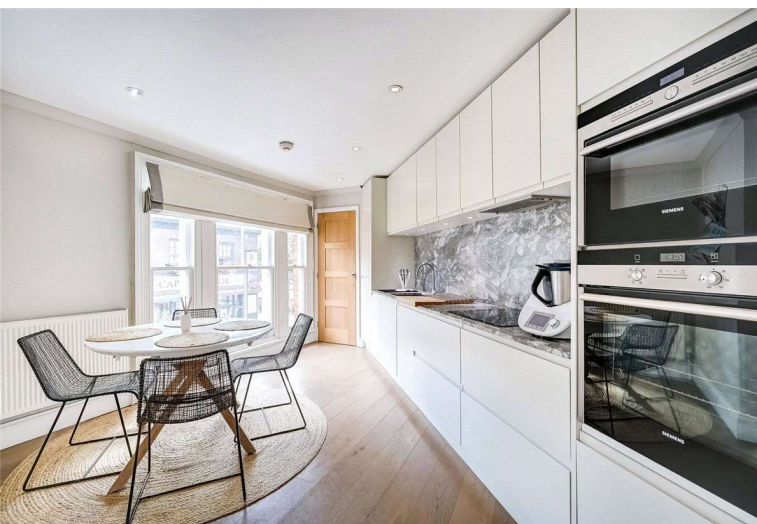
## ADDITIONAL INFORMATION

|        |   |
|--------|---|
| Offers | Available for a minimum term of 12 months longer terms will be considered |
|--------|---|

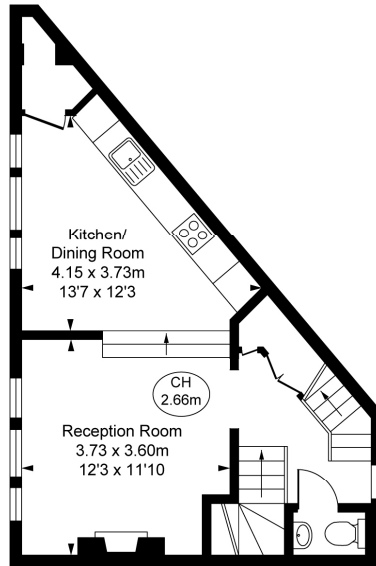
|         |                         |
|---------|-------------------------|
| Viewing | Strictly by appointment |
|---------|-------------------------|

|                 |                      |
|-----------------|----------------------|
| Local Authority | - Council Tax Band E |
|-----------------|----------------------|

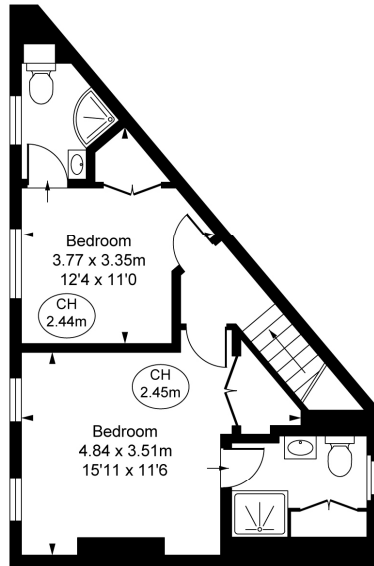
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**Dawes Road, SW6**  
Approximate Gross Internal Area  
**75.26 sq m / 810 sq ft**  
( CH = Ceiling Heights )



**First Floor**  
Approximate Gross Internal Area  
35.97 sq m / 387 sq ft



**Second Floor**  
Approximate Gross Internal Area  
35.61 sq m / 383 sq ft



**Ground Floor Entrance**  
Approximate Gross Internal Area  
3.68 sq m / 40 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) <b>A</b>                                    |         |           |
| (81-91) <b>B</b>                                  |         |           |
| (69-80) <b>C</b>                                  |         |           |
| (55-68) <b>D</b>                                  | 63      | 73        |
| (39-54) <b>E</b>                                  |         |           |
| (21-38) <b>F</b>                                  |         |           |
| (1-20) <b>G</b>                                   |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

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