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## ST OLAFS ROAD FULHAM



**SOLD**

**REF: 188578**

### **2 Bed, Period Apartment, Private Garden**

**Spacious Lounge Opening onto Patio - Walking Distance to Amenities - Currently rented until July - Two Double Bedrooms - Ideal Location - Patio Garden Area**

A spacious two double bedroom ground floor apartment with a private patio garden. The apartment is situated within a Victorian Mansion block which benefits from the share of freehold. The Property is located within walking distance of the shops and transport links of Fulham Broadway. To view this property please contact the office on 020 8405 54323.

**Train/Tube - West Kensington, Barons Court, Putney Bridge, Fulham Broadway**  
**Local Authority/Council Tax -**

**ludlowthompson**



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# ST OLAFS ROAD FULHAM



Reception room



Master Bedroom



2nd Bedroom



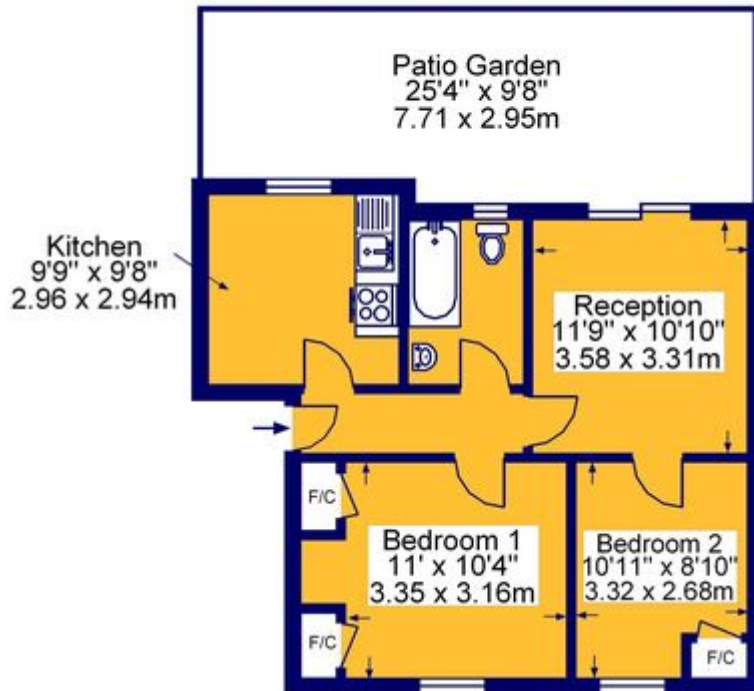
Kitchen



Bathroom



# ST OLAFS ROAD FULHAM



Approx. Gross Internal Area  
539 sq. ft. / 50.80 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY  
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT

Drawing No. WS382 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception room - 3.31m x 3.58m (10' 10" x 11' 8")

French doors leading to the patio garden. Fireplace with original features. Radiator and fitted carpets.

Master Bedroom - 3.58m x 3.31m (11' 8" x 10' 10")

Double bedroom with fitted cupboards, window and radiator.

2nd Bedroom - 2.68m x 3.32m (8' 9" x 10' 10")

Double bedroom, fitted cupboards, window and radiator.

Kitchen - 2.96m x 2.94m (9' 8" x 9' 7")

Fitted kitchen comprising matching base and eye level with rolltop worksurfaces, Gas hob and electric oven, extractor fan and window.

Bathroom - 1.81m x 2.58m (5' 11" x 8' 5")

White bathroom suite, bath with shower over, low flush W.C. Pedestal wash basin, part tiled walls.





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### **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Tooting Sales Office quoting 188578**

### **DISCLAIMER**

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.