




Elbe Street, Fulham, SW6

Asking Price: £1,150,000

Benham
& Reeves

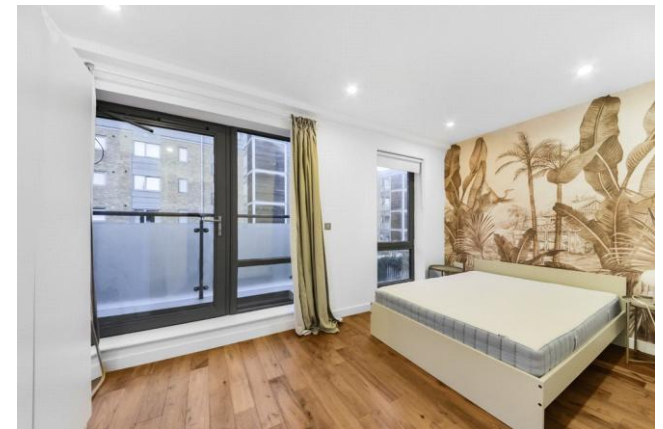
Elbe Street, Fulham, SW6

 3 Bedroom (s)  2 Bathroom (s)  Freehold

A well-presented, modern three bedroom, two bathroom house spanning approximately 1,272 square feet. The property features a separate kitchen and dining room with integrated appliances. The spacious living room features floor-to-ceiling windows that lead out to a good-sized garden. On the first floor, there are two double bedrooms with large windows; one includes built-in wardrobes and access to a private balcony. There is also a three-piece family bathroom in the hallway. The second floor comprises the principal bedroom, which features a three-piece en-suite shower room and access to a private terrace. Additionally, the ground floor hallway includes a WC, and the property further benefits from an allocated parking space.

Elbe Street is a quiet, residential road in the sought-after SW6 area of Fulham, ideally positioned close to Imperial Wharf and the River Thames. The street offers a pleasant neighbourhood feel while benefiting from excellent transport links, local shops, cafés and riverside walks, making it a popular choice for both professionals and families.

Transport links, Imperial Wharf Overground station is approximately 0.2 miles away, providing easy connections to Clapham Junction and West Brompton. Fulham Broadway and Parsons Green Underground stations (District line) are also nearby, along with regular bus services, offering convenient access across London





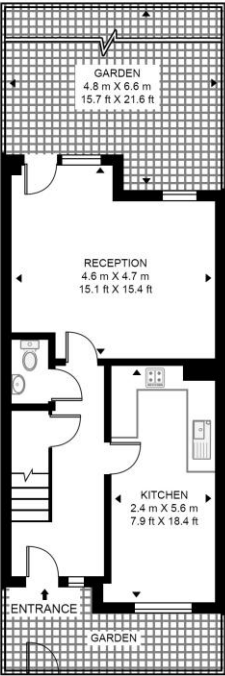
Property Features:

- Three Bedrooms
- Two Bathrooms
- 1,272 Square Feet (Approximately)
- Private Garden
- Private Terrace
- Allocated Parking
- Freehold
- Imperial Wharf Station - 0.2 Miles

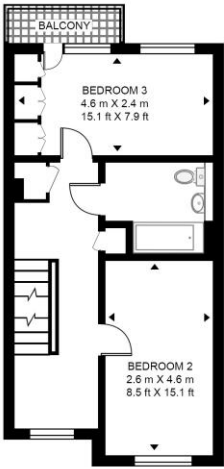


ELBE STREET

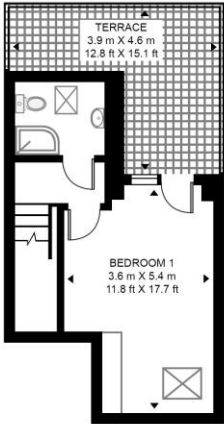
APPROXIMATE GROSS INTERNAL FLOOR AREA 1272 SQ.FT (118.2 SQ.M)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,150,000
Tenure:	Freehold
Ground Rent:	Nil
Service Charge:	£3,206.000 per annum (approx.) For the year 2026
Anticipated Rent:	£4,500.00 pcm Approx. 4.7% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250269

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

