

RIVERHOMES

Rosebank
Fulham SW6

£1,250,000
Share of Freehold



Rosebank Fulham SW6

Rosebank occupies an exceptional position on the Thames, with this two bedroom penthouse offering a rare opportunity to create a distinctive riverside home. Set within the 1970s development on the former Rosebank Wharf site, the apartment enjoys far-reaching views across the river towards Hammersmith Bridge, the wetlands of the WWT London Wetland Centre and the London skyline beyond. Generously proportioned accommodation includes a large reception room, separate kitchen and two double bedrooms, with expansive windows drawing the remarkable outlook into the

principal rooms. The defining feature is the substantial private roof terrace, which spans almost the entire footprint of the apartment. Currently a blank canvas, it offers exceptional potential to create an elevated garden and entertaining space, with uninterrupted views across the Thames and wetlands. Rosebank is a gated development with communal gardens, positioned directly on the Thames Path. The River Café, Crabtree Fields, Bishops Park and Fulham Palace are all within easy reach, alongside rowing clubs, cafés and long stretches of waterfront.

KEY FEATURES

2 to 3 bedrooms

2 bathrooms

Spacious river-facing reception room

Outstanding private roof terrace

Secure gated riverside development

Allocated covered parking space

Direct access to the Thames path

Moments from The River Café & The Crabtree

Excellent transport links via Hammersmith station

Service charge: £8,371 per annum approx. including Building Insurance

Council tax band: F - £2,194.84 per annum approx.





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith & Fulham
Internal area:	1,210 sq. ft. / 112.38 sq. m.
No. of bedrooms:	2 to 3
Lease term:	999 years from December 1976
Service charge:	£8,371 per annum approx.
Council tax band:	F - £2,194.84 per annum approx.

ROSEBANK, FULHAM SW6



Approx. Gross Internal Floor Area 1210 sq. ft / 112.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.