



APARTMENT 10

## The Piper Building

PETERBOROUGH ROAD  
FULHAM SW6 3EF



A first floor flat modernised to an exemplary standard of finish with a southwest-facing terrace and ceiling heights reaching 4.15m

Located quietly to the rear in this iconic block near Hurlingham and South Parks; the space extends to approximately 1,215 sq ft / 112.96 of gross internal area.





### Accommodation

- Two double bedroom suites
- Guest cloakroom / WC
- Study / library
- Shelving for circa 3,000 books
- Reception with open-plan kitchen
- Exterior parking space no 62 behind security gates
- Lift access
- Resident porter

### Terms

#### Tenure

Leasehold with 970 years left to run

#### Ground Rent

Fixed £400 per annum

#### Service Charge

Estimated at £6,140 for the year 2025 including a reserve sinking fund

#### Local Authority

Hammersmith & Fulham

#### Viewing

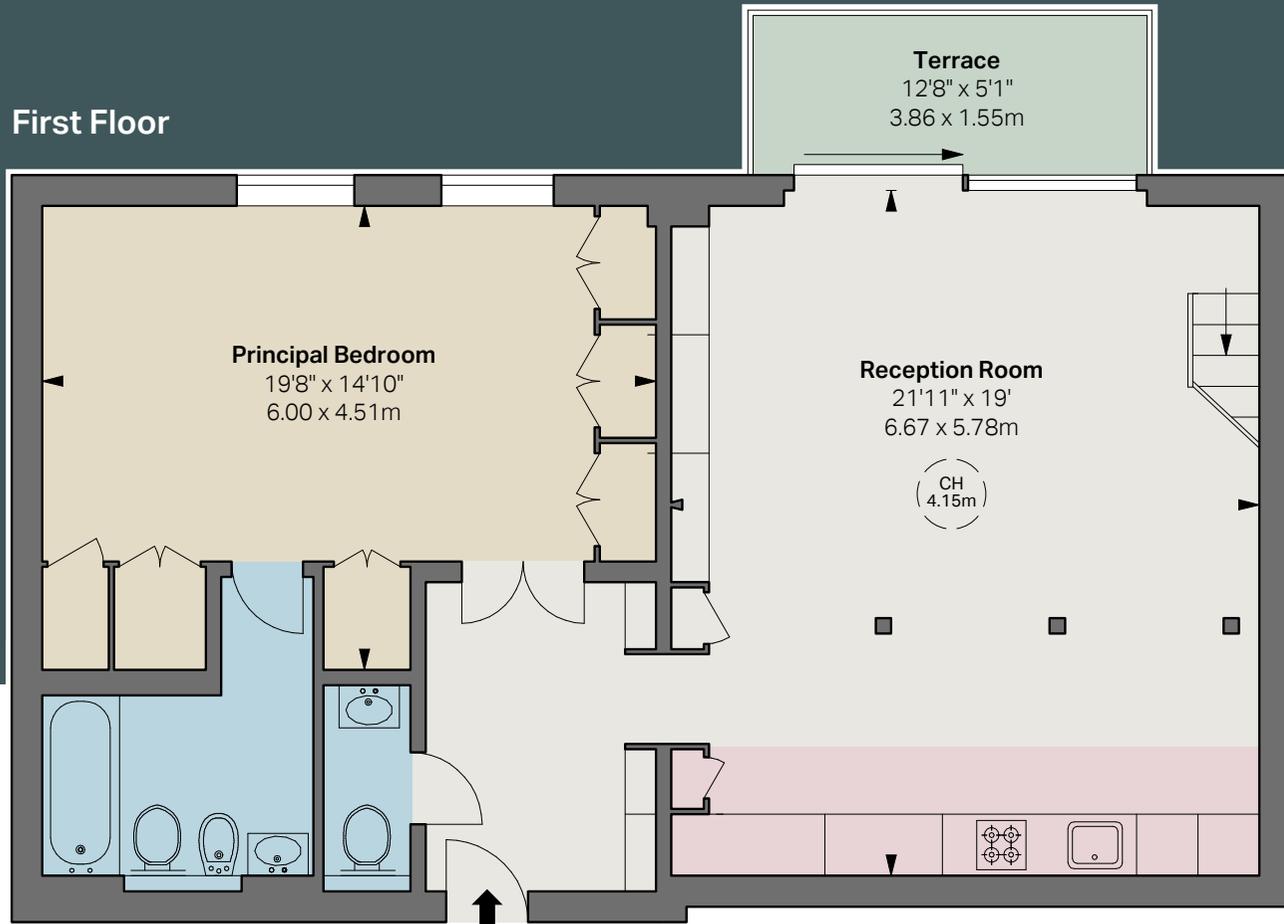
Viewing via the sole agents Ames Belgravia 07769 558152



## Mezzanine



## First Floor



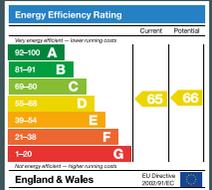
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**Approximate Gross Internal Area**  
1,215 sq ft / 112.96 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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