



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Mendora Road, Fulham, SW6**

A well-proportioned freehold house located in a quiet, tree-lined residential road close to all the amenities of Fulham Broadway.

This bright three-bedroom house, which would make an excellent family home, is now in need of some renovation. It has a reception//dining room leading to the kitchen which gives access to the patio garden at the rear. Upstairs there are three bedrooms and a bathroom.

Normand Park with its green spaces and recreational facilities is nearby as are the excellent transport links of Fulham Broadway and Parsons Green.



ENTRANCE HALL : RECEPTION ROOM : DINING ROOM : KITCHEN : 3  
BEDROOMS : BATHROOM : PATIO GARDEN : FREEHOLD : COUNCIL TAX  
BAND E (£2381.31 PA APPROX) : EPC RATING C

**Asking Price £1,000,000**

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## **Mendora Road, Fulham, SW6**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Freehold

Asking Price £1,000,000

#### **IMPORTANT NOTICE**

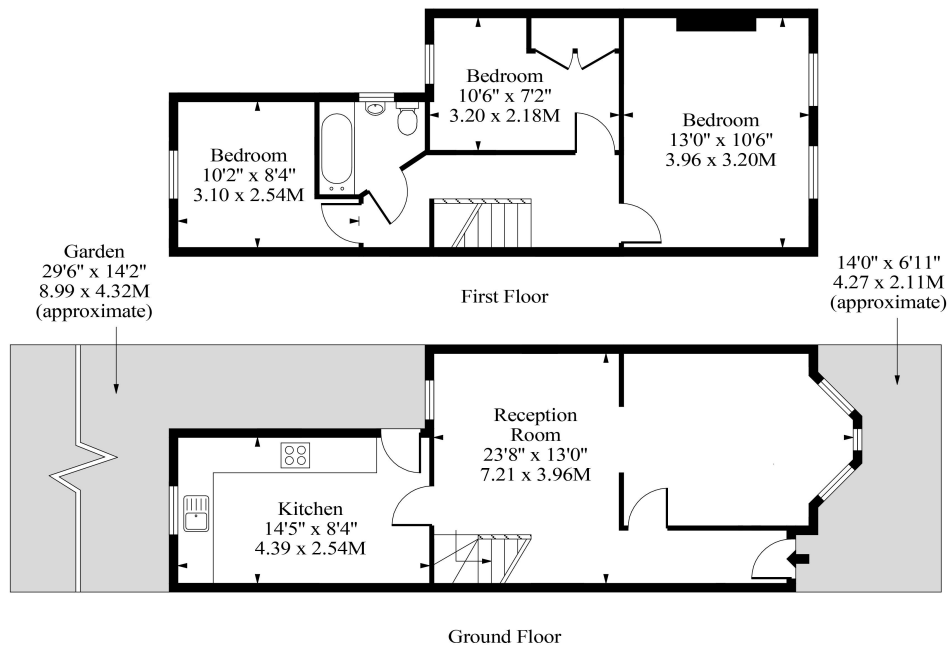
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





## Mendora Road, London, SW6



Approx Gross Internal Area 799 Sq Ft - 74.23 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		86
69-80 <b>C</b>	72	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	