

Wardo Avenue

Guide Price £1,250,000



Wardo Avenue

£1,250,000

Leasehold

2 BED

Maisonette

0000

SQ FT

0000

SQ M

Arranged over the first and second floors, this flat has been reconfigured to make the most of all the available space, and refurbished to a high standard throughout. The property extends to just under 1,200 sq ft (109 sq m), and is also wider than a typical Victorian conversion, this combined with the property having its own front door, makes this one of the more desirable purpose built maisonettes on Wardo Avenue, and indeed the wider area. To the rear of the property is the master bedroom suite which has plenty of built in storage and a modern en-suite bathroom with underfloor heating and heated towel rails, a second double bedroom and a family bathroom. To the front of the property is the living room, including a useful study area, with double height ceilings and stairs leading up to a mezzanine level with a modern kitchen and dining area. The kitchen is fitted with handleless units, Siemens appliances, induction hob, integrated extractor fan, built-in oven and microwave, as well as a wine cooler. Bi-folding doors lead out onto a larger than average decked roof terrace with excellent views across Fulham. There is also access from the master bedroom to some useful loft storage space.

Wardo Avenue is one of the most in-demand roads in 'Munster Village' made up of predominately large freehold houses and maisonettes, which are not surprisingly very popular with professional couples and young families alike. It is also not far from the shops, restaurants and amenities of Fulham Road and there are several independent cafes and boutique shops closer to hand on the Munster Road itself. The closest underground station is Parsons Green (District Line, Zone 2) which is a short walk away and you can catch regular buses from Fulham Palace Road north to the transport hub of Hammersmith

- 2 Double bedrooms
- 2 bathrooms
- Mezzanine level kitchen dining area
- Reception
- South facing terrace
- Own front door
- Great condition
- Long leasehold
- Approx. 1,175 sq ft (109 sq m)
- Council Tax band - E

JAMES SIMS

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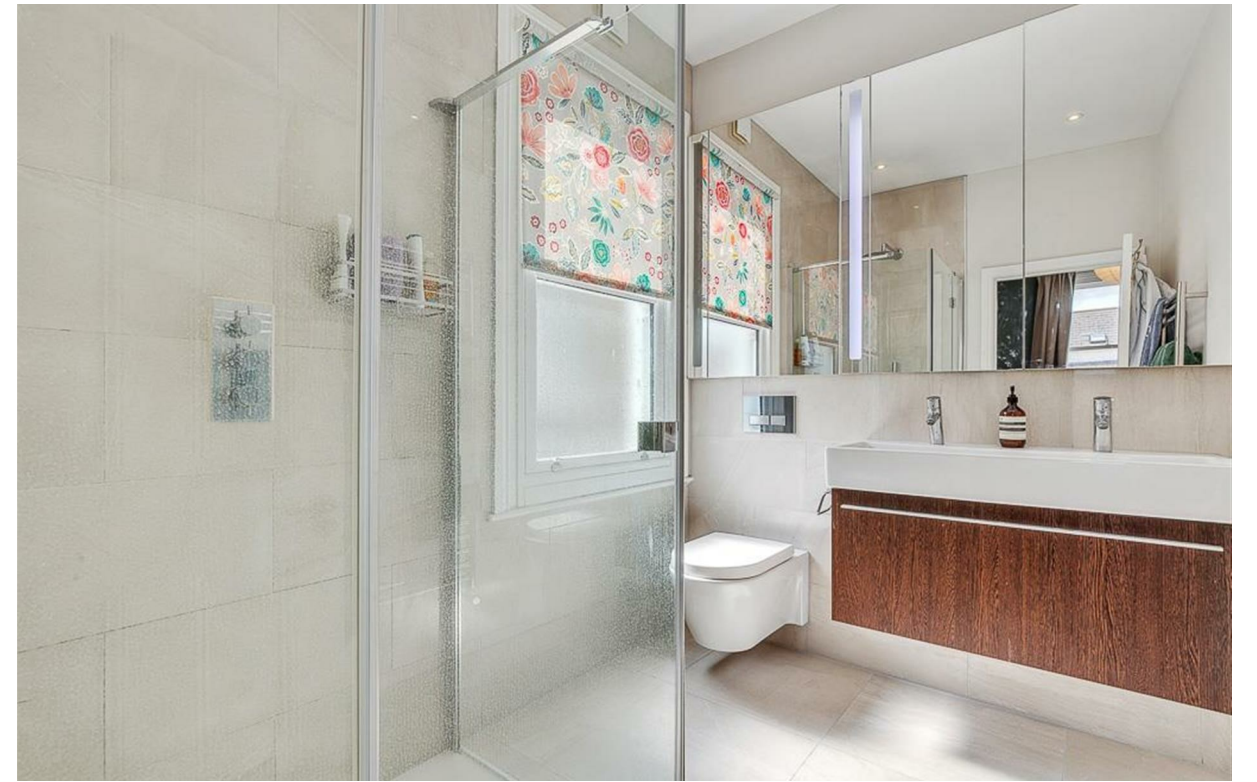
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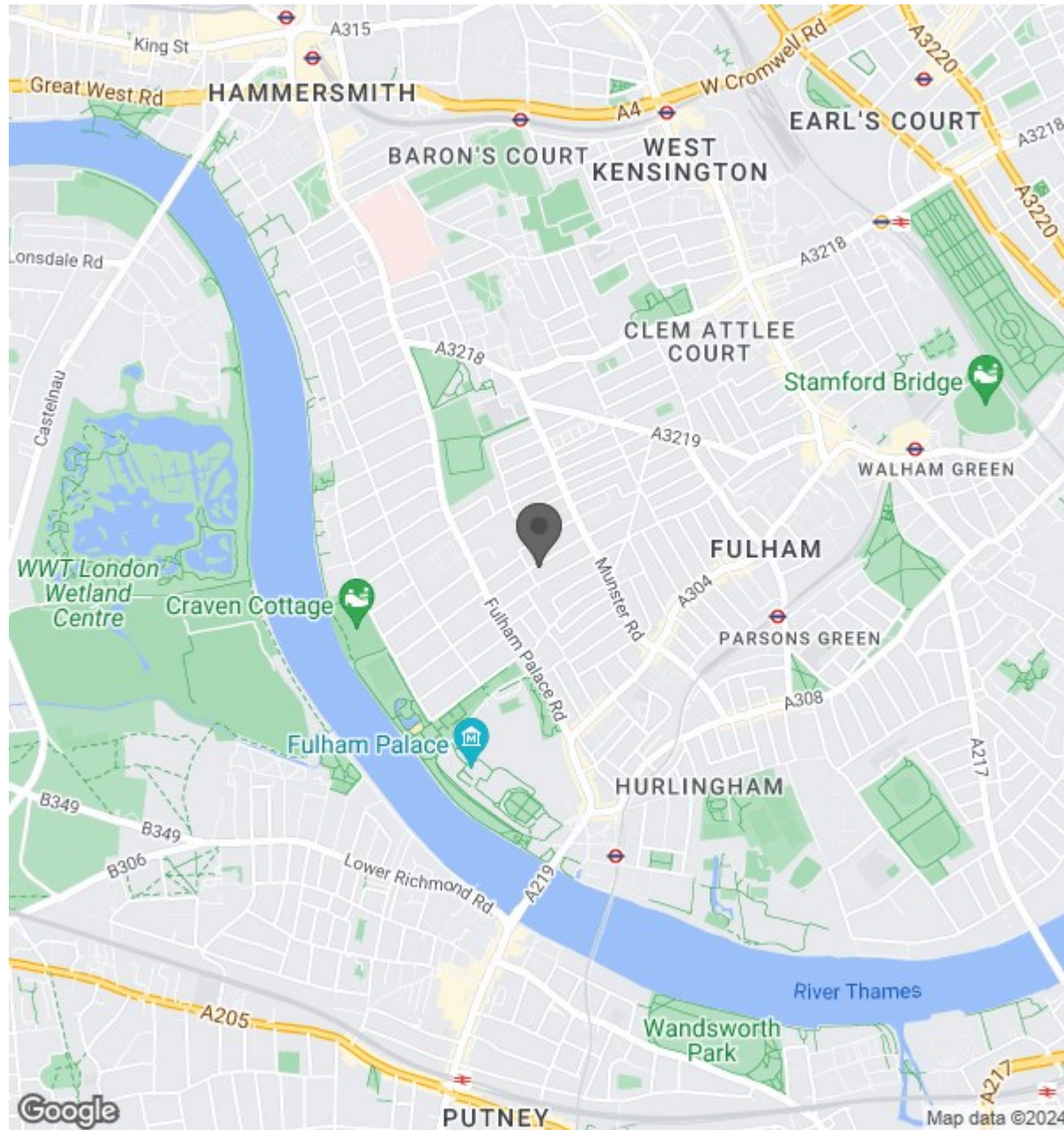
(Piccadilly, District and Hammersmith & City Lines). Buses also run towards Chelsea and central London from the Fulham Road and the Thames riverside walk and Bishops Park (popular with families) is a real bonus being only a short walk away. EPC rating - D







Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Wardo Avenue, SW6
Approximate gross internal area
109.16 sq m / 1175 sq ft

