

# Wardo Avenue, SW6

£875,000

BRIK





# Wardo Avenue

£875,000	2 Bed	807	75	E	£33,750 (from 1st April 2025)
SHARE OF FREEHOLD	GROUND FLOOR MAISONETTE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A superb two double bedroom, ground floor maisonette, with a south facing private garden and located in the heart of the 'Munster Village'.

This impressive ground floor period maisonette offers over 800 sq ft of living space, comprising two double bedrooms with built in wardrobes, a modern bathroom (with a bath and separate shower), and at the rear of the property is a bright open plan kitchen reception room. French doors from the reception area open onto a private south facing garden. This stunning property has its own entrance and is being sold with a share of freehold. There is also further potential to extend (Subject to the usual consents and planning permission). Extending the 'side return' in the future will enable a new owner to create an even larger living space if required.

Wardo Avenue is one of the most in-demand roads in 'Munster Village' made up of large freehold houses and maisonettes, which are not surprisingly very popular with families and professionals. It is also close to the shops, restaurants and amenities of Fulham Road and there are several independent cafés and boutique shop closer to hand on 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 (Piccadilly, District and Hammersmith & City Lines). Buses also run towards Chelsea and central London from the Fulham Road and the Thames riverside walk and the Bishops Park is a real bonus being only a short walk away. EPC rating - D

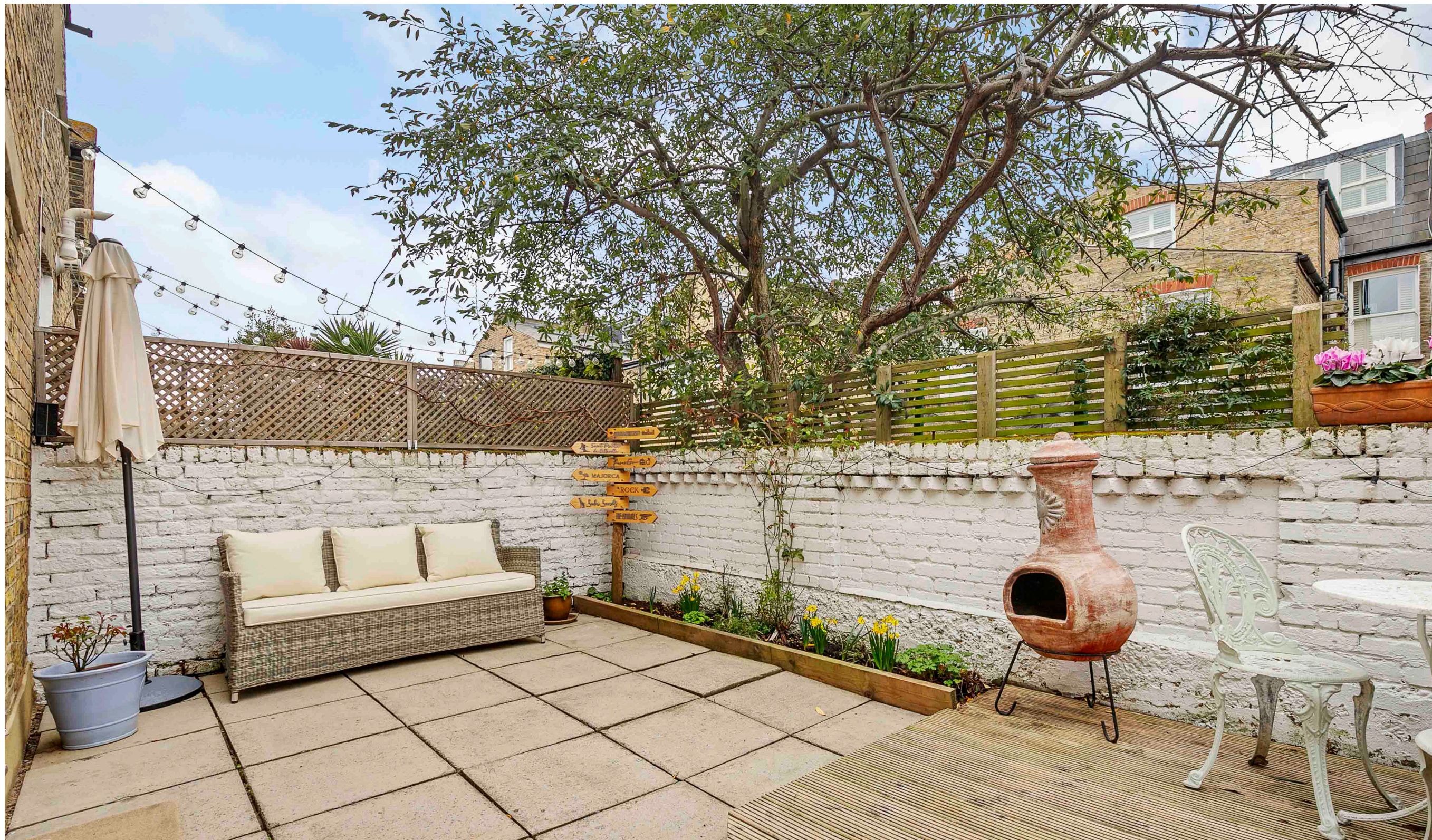
- ✓ 2 bedrooms
- ✓ 1 bathroom
- ✓ Open plan Kitchen/reception room
- ✓ Private south facing garden
- ✓ Own entrance
- ✓ Share of freehold
- ✓ Potential to extend
- ✓ Great location
- ✓ Chain free
- ✓ Approx 807 sq ft (75 sqm)
- ✓ Council tax band - E



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## FULHAM AREA GUIDE

# Munster Village

Serviced by some great bars, shops and restaurants, the Munster Village is an extremely popular part of Fulham, attracting buyers to a more affordable alternative to nearby Parsons Green.

There's a wide range of residential property, from smaller but perfectly formed Victorian cottages on Orbain Road to grander family homes on Gowan Avenue, whilst Danehurst Street attracts young professionals with its larger than average purpose built Victorian flats which come complete with their own front doors. With many green spaces nearby including the enchanting grounds of Fulham Palace, the Munster Village is an ever-popular location.

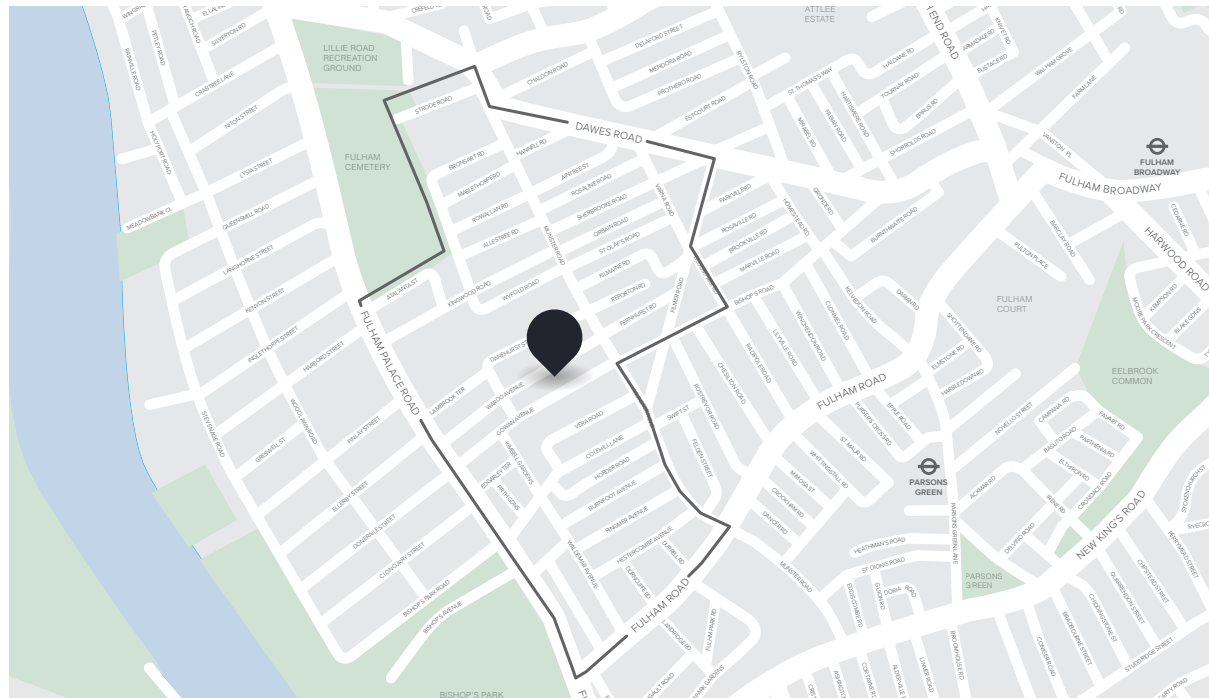
### CLOSEST:

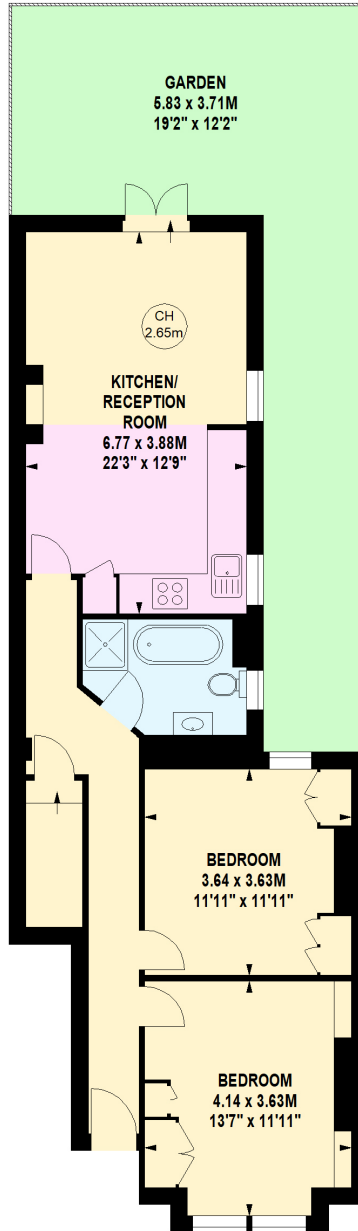
- 🚶 Parsons Green (12 mins)
- 🚶 West Brompton (24 mins)
- 🚶 Bishops Park (7 mins)

### KEY:

- Property location
- ▭ 'Munster Village' area of Fulham

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Ground Floor

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