

Claridge Court, Munster Road, Fulham SW6



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A turnkey finish five bedroom house situated within a gated development in the heart of the Munster Village with two gardens and off road parking.

The property has been finished to an exceptional standard throughout and is ready for move in day. The ground floor accommodation comprises; a fabulous open plan kitchen/ dining room with sliding doors leading to the completely private rear south-west facing garden. The kitchen has been fitted with an array of high specification units, a central island and integrated appliances. There is a separate reception room, utility and a guest WC.



Guide price: £1,850,000

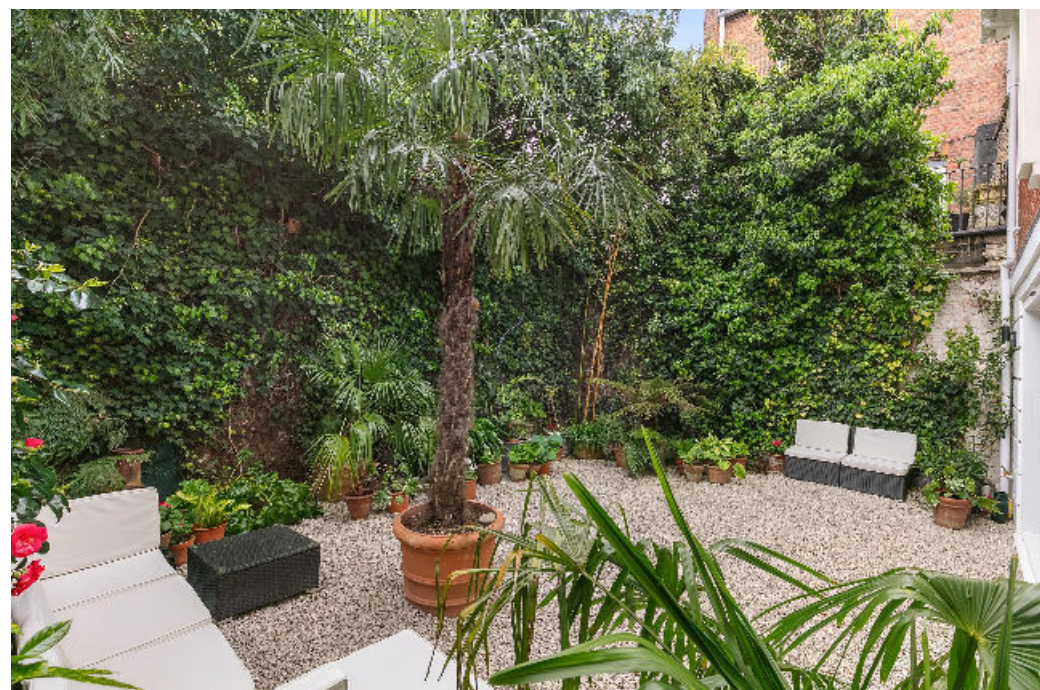
Tenure: Share of freehold plus leasehold, approximately 962 years remaining

Service charge: £2,134.08 annum, next review due March 2025. This is not reviewed every year.

Ground rent: £200 per annum, fixed with no review date

Local authority: Hammersmith & Fulham

Council tax band: F





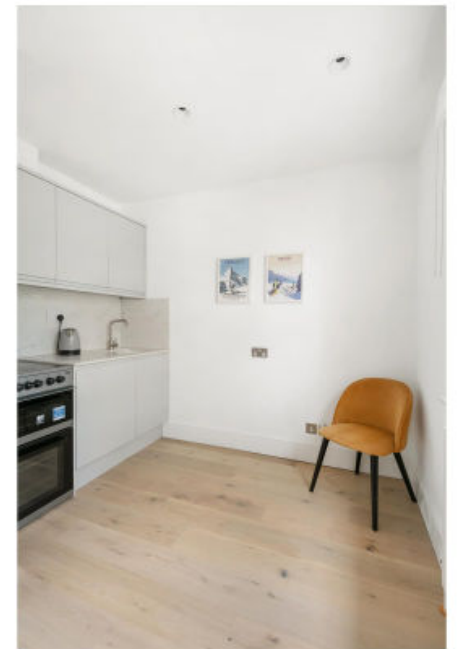
The first floor has been designed to create additional living space that is ideal for guests or a live-in nanny; offering three bedrooms, two bathrooms and a second sitting room with a kitchenette. There is access out on to a balcony from the front bedroom. There are a further two bedrooms on the second floor and two bathrooms, one of which is an en suite and two attic storage areas.

The property has the added benefit of an air source heat pump, both a front and rear garden with security lighting, as well as an off road parking space with a high power electricity supply point for a car charger (charger not installed).

Location

Claridge Court lies to the south of the Fulham Road in Parsons Green and is convenient for access to local shops, restaurants and a number of popular primary and secondary schools in the area. The closest underground station is Parsons Green (District Line) and there are frequent bus services to and from central London.

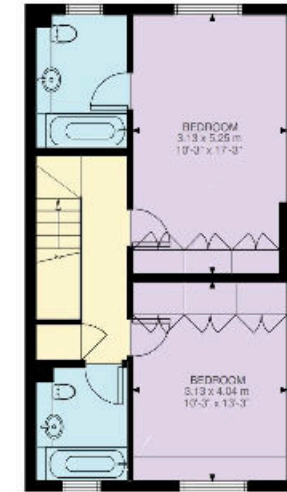
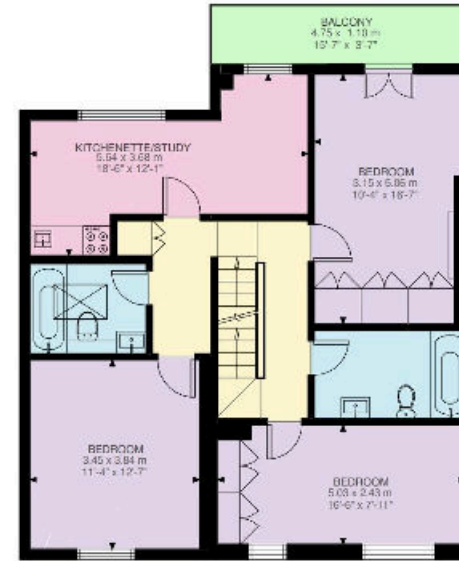
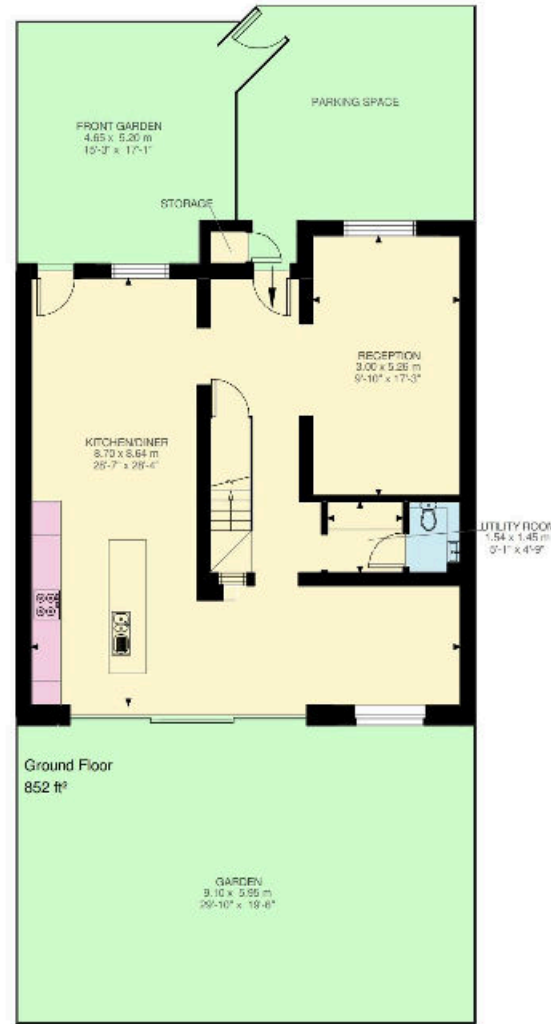




Munster Road, SW6

Approximate Gross Internal Area
209.84 sq m / 2259 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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