



Wardo Avenue  
Fulham, SW6

CHESTERTONS







A sensational newly refurbished & architecturally designed two-bedroom, two-bathroom ground floor flat, offering perfectly arranged accommodation and extending to just under 900sqft.

The property enjoys fabulous living/entertaining space with a stunning side extended kitchen/dining/reception room opening on to a small rear patio garden.

Both bedrooms enjoy high ceilings with the principal bedroom, enjoying a south facing aspect, also enjoying the luxury of an en-suite bathroom and plenty of fitted wardrobes. There is a further guest bathroom and the property also benefits from having underfloor heating.

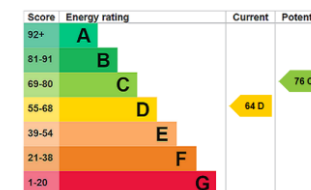
The location of the property on this extremely attractive residential road allows momentary access to the numerous shops, bars and restaurants dotted along the nearby Fulham Road and also the wider Parsons Green area, as well as a host of superb transport links including nearby Parsons Green Underground station (District Line, Zone 2) located just a short walk from the property.

The Munster Village, with its wonderful selection of Cafés, shops and restaurants is a short stroll to the north, as is the Fulham Palace Road, with its convenience stores and eateries, not to mention the direct access to the green space at popular Bishops Park and Fulham Palace both being hubs for local families as well as the Thames Path, Hurlingham Park and Parsons Green itself.

Nearby are some excellent schools including Fulham Prep, Kensington Prep for Girls, Lady Margaret's and Parsons Green Prep all within a five-minute walk from the property.

- Turn-key Garden apartment with own front door
- Open plan living, kitchen/dining area
- Two bedrooms, two bathrooms
- High specification, underfloor heating

Asking Price £1,100,000



**Tenure:** Share of Freehold 122 years 3 months

**Service Charge:** £750 Service charge covers 50% Building insurance and 50% of any maintenance.

**Ground Rent:** £285 PA Approx.

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** E

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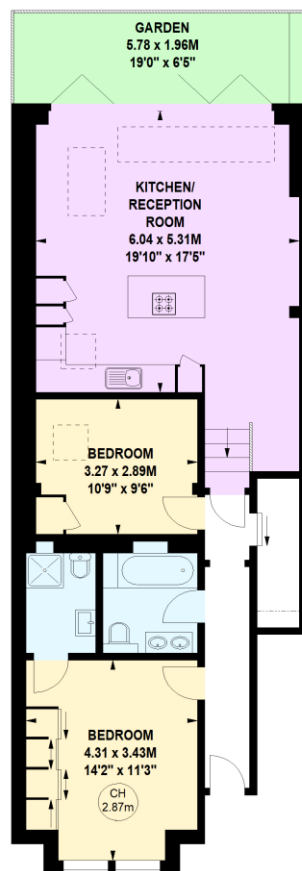
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## Wardo Avenue, SW6

Approximate gross internal area

80.82 sq m / 870 sq ft

Key :  
CH - Ceiling Height



### Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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