



# BEAUFORT GREEN

# Wardo Avenue, SW6

£1,350,000



An exceptional three-bedroom, two-bathroom maisonette extending to approximately 1,300 sq ft, finished to an outstanding standard and thoughtfully redesigned throughout.

Arranged with its own private entrance, the property offers a considered layout with a superb open-plan kitchen, dining and reception room forming the heart of the home. The bespoke kitchen features ceramic worktops, a breakfast bar and integrated appliances, while the reception area is centred around a wood-burning stove, with bespoke cabinetry and excellent natural light from large sash windows.

The upper floors provide three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and air conditioning. The accommodation is served by a beautifully appointed family bathroom and an en suite shower room, with bespoke joinery and carefully selected finishes continuing throughout. A private roof terrace further enhances the sense of space.

Located on the highly sought-after Wardo Avenue, the property enjoys a prime position moments from Fulham Broadway, Parsons Green and the area's excellent selection of cafés, restaurants, shops and transport connections.





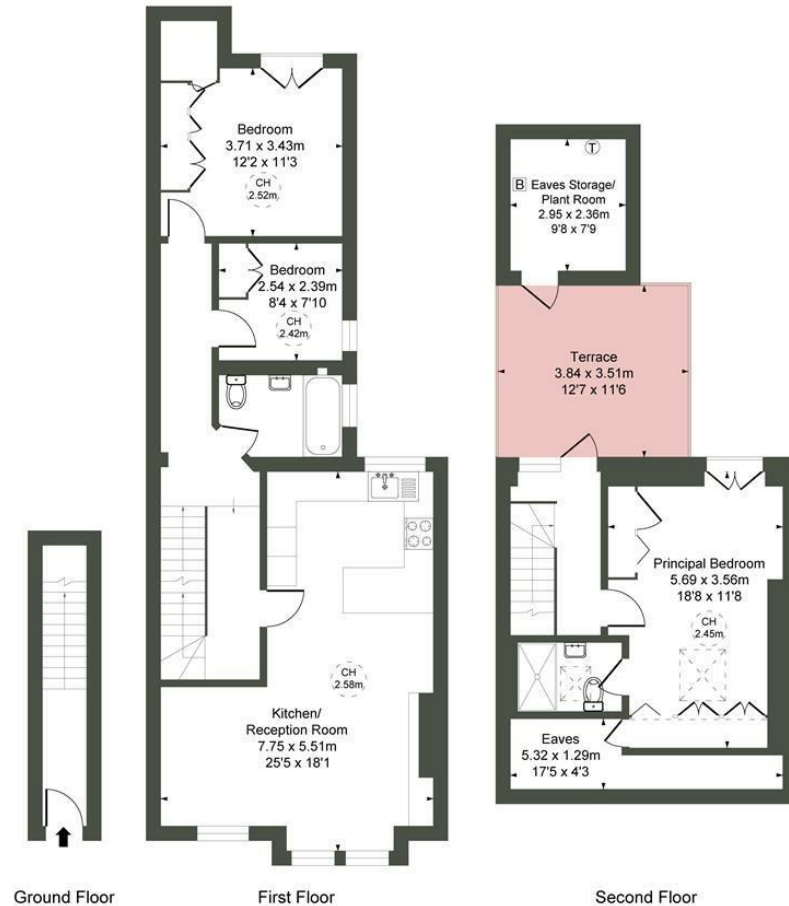
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SW6

GIA  
(Approx) 120.74 sqm / 1300 sqft  
Excluding Restricted Height  
(Under 1.5m) 106.33 sqm / 1145 sqft



CH refers to the ceiling height in this plan. This floor plan is provided for illustrative purposes only and has been prepared in accordance with the RICS Code of Measuring Practice. It is not to scale, and all measurements and areas are approximate and should not be relied upon for accuracy. The plan should not be used for valuation or other decision-making purposes. Whilst every effort has been made to ensure accuracy, no responsibility is accepted for any errors or omissions.

## At a Glance.

- Exceptional open-plan living and entertaining space
- Principal suite
- Bespoke joinery and custom storage throughout
- Roof terrace
- Approx. 1,300 sq ft across two floors
- Moments from Fulham Broadway and Parsons Green

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