



107 WARDO AVENUE
LONDON, SW6 6RB

£1,299,000
SHARE OF FREEHOLD

An interior designed and beautifully refurbished split-level apartment with a large private roof terrace, set on the sought-after Wardo Avenue in the heart of Fulham, SW6. Finished to an exceptionally high standard throughout, this extraordinary share of freehold property has been meticulously refurbished and decorated with an emphasis on quality, craftsmanship and sympathetic detail. The result is a comfortable, elegant interior with well-considered proportions and finish.

The accommodation is arranged over two floors, giving a sense of volume and separation. The private roof terrace provides an appealing extension to the living space, creating an ideal area for summer entertaining. The fully fitted kitchen with all the mod cons, enjoys the benefit of a large larder and wonderful light from the skylights above. The generous reception room with an elegant Arabescato Collection fire surround with gas fire is the centre piece and built-in bar, all designed for elegant living and entertaining.

Every element of the refurbishment has been carefully considered, from the layout and storage to the finish, creating a home that is ready to move into and enjoy immediately.

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- Three bedrooms • Two bathrooms • Bay fronted reception room • Kitchen • Roof Terrace • Utility room • Superb location • No onward chain • Share of freehold • Completely refurbished



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ADDITIONAL INFORMATION

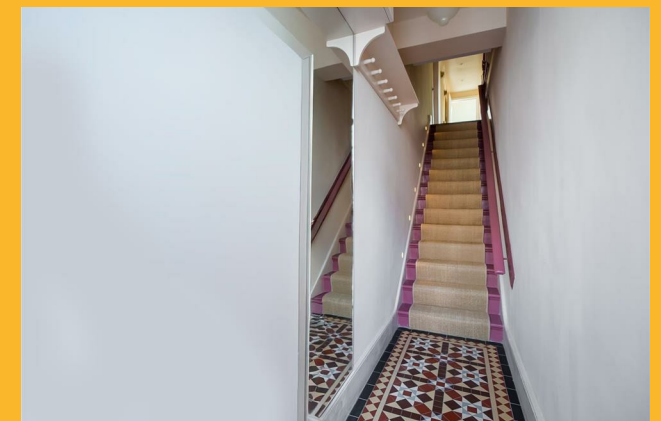
Local Authority – Hammersmith and Fulham

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1372.00 sq ft

Tenure – Share of Freehold



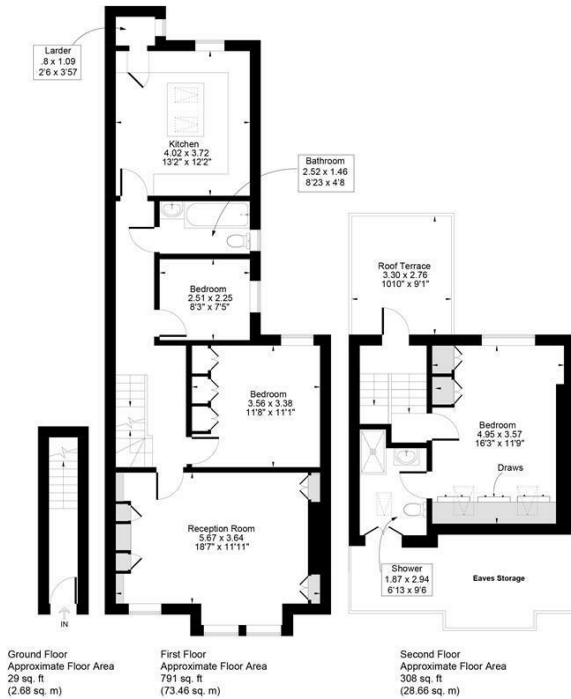
Wardo Road, London, SW6

Approximate Gross Internal Floor Area = 104.80 sq m / 1128 sq ft

Eaves Storage = 13.62 sq m / 146 sq ft (Approx.)

Roof Terrace = 9.1 sq m / 98 sq ft

Total = 127.5 sq m / 1372 sq ft



All Measurements are in Accordance to the RICS Code Of Measuring Practice.
Measurements are Approximate & only for illustrative purpose.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LAURENT

RESIDENTIAL

Barnes Sales
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements