



Wardo Avenue  
Fulham, SW6

CHESTERTONS





An immaculately presented, interior designed, three bedroom, two bathroom property arranged over the ground, first and second floor of this striking red brick building. Boasting high ceilings, a private decked roof terrace and a share of the freehold.

This remarkable home is finished to an exacting standard throughout, offering an array of features, some of which include an exquisite chevron parquet wood floor, bespoke steel doors, custom-made joinery offering ample built-in storage solutions, underfloor heating in the bathrooms, plantation shutters and blackout curtains/ blinds. The stunning kitchen boasts high specification Neff appliances, state-of-the-art Neolith worktop and splashback whilst the bathrooms were designed by the award-winning team at West One Bathrooms.

The property is entered through a private front door into an inviting entrance hall, featuring ornate Victorian tiles and a custom-fitted carpet runner that leads upstairs to the main accommodation. The first floor comprises, hallway, two bedrooms with generous wardrobe space, luxury family bathroom and a large open-plan kitchen/ reception/ dining room that benefits from a bright bay fronted window and inset wood burning Stovax fireplace. The second floor is cleverly arranged to allow for a study area on the landing that provides direct access to the roof terrace with substantial store/ plant room. The master bedroom has commanding views of the surrounding area via the floor to ceiling Juliet balcony doors as well as an en-suite shower room and a/c.

- Interior designed, upper maisonette, private entrance
- Open plan kitchen/reception/dining space
- Three bedrooms, family bathroom, en-suite shower
- Private roof terrace, bespoke fixtures & fittings

Asking Price £1,350,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold 990 years 7 months  
**Service Charge:** £450 (includes building insurance)  
**Ground Rent:** £0  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** E

**Chestertons Fulham Road Sales**

654 Fulham Road  
 Fulham  
 London  
 SW6 5RU

fulham@chestertons.co.uk  
 020 7384 9898

## Wardo Avenue, SW6

Approximate gross internal area

118.91 sq m / 1280 sq ft

(Including Eaves Storage)

Eaves Storage

13.66 sq m / 147 sq ft

Approximate Roof Terrace area

13.47 sq m / 145 sq ft



Key :  
CH - Ceiling Height



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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