



WARDO AVENUE

London, SW6



# WARDO AVENUE LONDON SW6

An exceptional split-level maisonette occupying the upper floors of an attractive period building on the highly sought-after Wardo Avenue, offering three bedrooms, two bathrooms, a private roof terrace and an outstanding bespoke refurbishment throughout.

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Local Authority: London Borough of Hammersmith and Fulham  
Council Tax band: E  
Tenure: Share of Freehold, plus Leasehold, approximately 990 years remaining  
Service charge: £450.00 per annum\*

Guide price: £1,350,000



## OPEN-PLAN LIVING WITH BESPOKE CRAFTSMANSHIP

Accessed via its own private entrance, the property has been meticulously redesigned to create a stylish and highly functional home, combining contemporary finishes with thoughtful attention to detail.

The impressive open-plan kitchen, dining and reception room forms the heart of the property, featuring chevron timber flooring, a striking island with ceramic worktops, integrated appliances and extensive bespoke cabinetry. The reception area is beautifully arranged around a wood-burning stove, while large sash windows fitted with plantation shutters flood the room with natural light.







## THREE BEAUTIFULLY APPOINTED BEDROOMS

The bedroom accommodation is arranged over the upper floors and comprises three well-proportioned bedrooms. The principal suite occupies the top floor and benefits from fitted wardrobes, air conditioning and a beautifully appointed en suite shower room. Two further bedrooms are served by a luxurious family bathroom, finished in a timeless palette with high-quality West One fixtures and fittings. All bathrooms have underfloor heating.

A particular highlight is the private roof terrace, providing a wonderful space for outdoor dining and entertaining, together with elevated rooftop views. Bespoke joinery, excellent storage and carefully considered finishes continue throughout, creating a home of exceptional quality rarely found in the area.

Please Note, the property is sold subject to the covenants, rights and restrictions contained within the lease. Purchasers should satisfy themselves as to the effect of these provisions and review the lease with their solicitor.

The front garden is demised exclusively to the owner of Flat 114 and does not form part of Flat 116. Interested parties should refer to the lease documentation for full details.

\*Service Charge: There is no formal service charge budget or reserve/sinking fund. Maintenance and repairs are undertaken on an ad hoc basis as and when required. The current annual building insurance premium is £898.19, split equally between Flats 114 and 116, with Flat 116's contribution being approximately £449.09. Costs and contributions may vary from year to year.





## SOUGHT-AFTER MUNSTER VILLAGE

Situated in the heart of the ever-popular Munster Village, Wardo Avenue enjoys a prime position within one of Fulham's most attractive residential neighbourhoods.

Known for its strong sense of community and excellent local amenities, residents benefit from an array of independent cafés, restaurants and boutiques nearby, as well as easy access to Parsons Green, Fulham Broadway and the Thames Path.





Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

(Including Eaves)  
Approximate Gross Internal Area = 118.91 sq m / 1,280 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings  
before making any decisions reliant upon them. (ID767266)

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