# Wardo Avenue

£1,320,000

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ROY LICHTENSTEIN





# Wardo Avenue

| £1,320,000 | 2 Bed | 1,328 | 123 | E | £75,750 |
|---|---|---|---|---|---|
| SHARE OF FREEHOLD | MAISONETTE | SQ FT | SQ M | COUNCIL TAX | STAMP DUTY |

An outstanding two double bedroom, purpose-built Victorian maisonette with an impressive south facing terrace, and its own private entrance.

This exceptional property is arranged over the first and second floors and has been beautifully refurbished & reconfigured, to create almost 1,250 sq ft of living space. On the first floor, it has excellent entertaining space with a large reception room and bespoke kitchen with quartz worktops, built in wine fridge and Bosch double ovens. This modern kitchen is surrounded by Crittall walls and a door. To the rear of the first floor is a double bedroom with bespoke joinery and desk, a modern en suite bathroom and walk in wardrobe. There is also a guest W.C. and a very useful separate utility and dressing room (which can be converted back into a third bedroom if required). The second floor has been extended to create a superb principal bedroom suite with bespoke joinery and rain sensitive Velux windows. There is also an impressive 18'11 (5.76m) south facing roof terrace with a useful outside tap.

The house has been completed with premium finishes including built-in speakers, German limestone clad bathrooms with Hansgrohe and Duravit sanitary ware, double glazed hardwood sash windows, 'Smoked European oak' engineered flooring, acoustic insulation, bespoke joinery, Mistex sprinkler system, Banham alarm and an underfloor heating system in bathrooms, kitchen & bedrooms. The new owner will also benefit from a new roof being installed in 2025. EPC rating - C

- ✓ 2 bedroom
- ✓ 2 bathrooms
- ✓ Reception room
- ✓ Bespoke kitchen
- ✓ Large south facing roof terrace
- ✓ Separate utility/dressing room (can be converted back to a 3rd bedroom if required)
- ✓ Share of freehold
- ✓ Exceptional condition
- ✓ Approx 1,328 sq ft (123 sq m) inc. eaves storage
- ✓ Council tax band - E




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MY MAN
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WODEHOUSE










Aesop.





FULHAM AREA GUIDE

# Munster Village

Serviced by some great bars, shops and restaurants, the Munster Village is an extremely popular part of Fulham, attracting buyers to a more affordable alternative to nearby Parsons Green.

There's a wide range of residential property, from smaller but perfectly formed Victorian cottages on Orbain Road to grander family homes on Gowan Avenue, whilst Danehurst Street attracts young professionals with its larger than average purpose built Victorian flats which come complete with their own front doors. With many green spaces nearby including the enchanting grounds of Fulham Palace, the Munster Village is an ever-popular location.

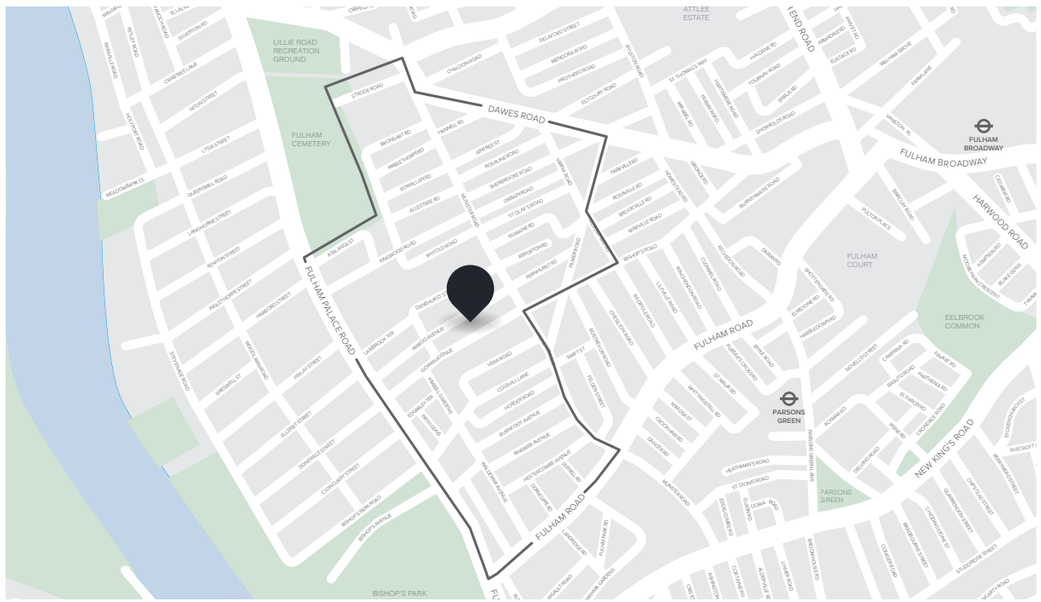
CLOSEST:

- Parsons Green (12 mins)
- West Brompton (24 mins)
- Bishops Park (7 mins)

KEY:

- Property location
- 'Munster Village' area of Fulham

Read all our Fulham area guides here








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# Approximate Gross Internal Area

123.37 sq m | 1,328 sq ft

(including eaves)

9.10 sq m | 98 sq ft




Ground Floor Entrance First Floor Second Floor

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk