

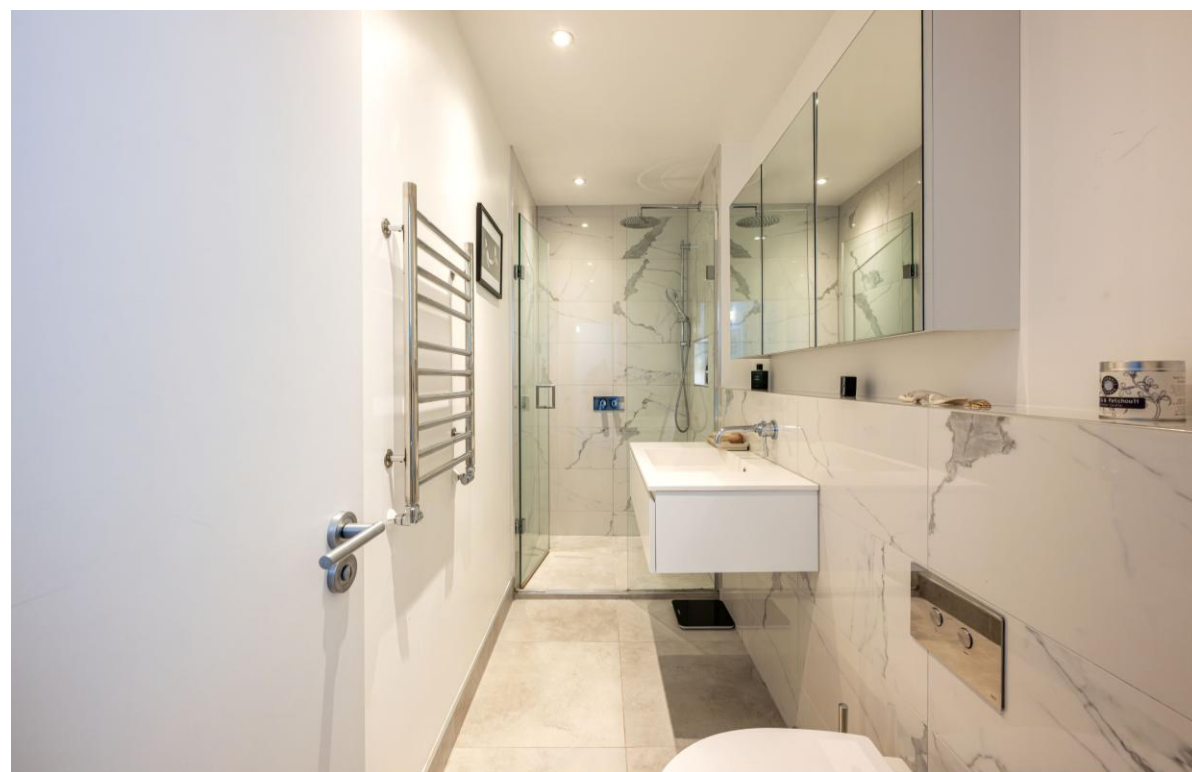
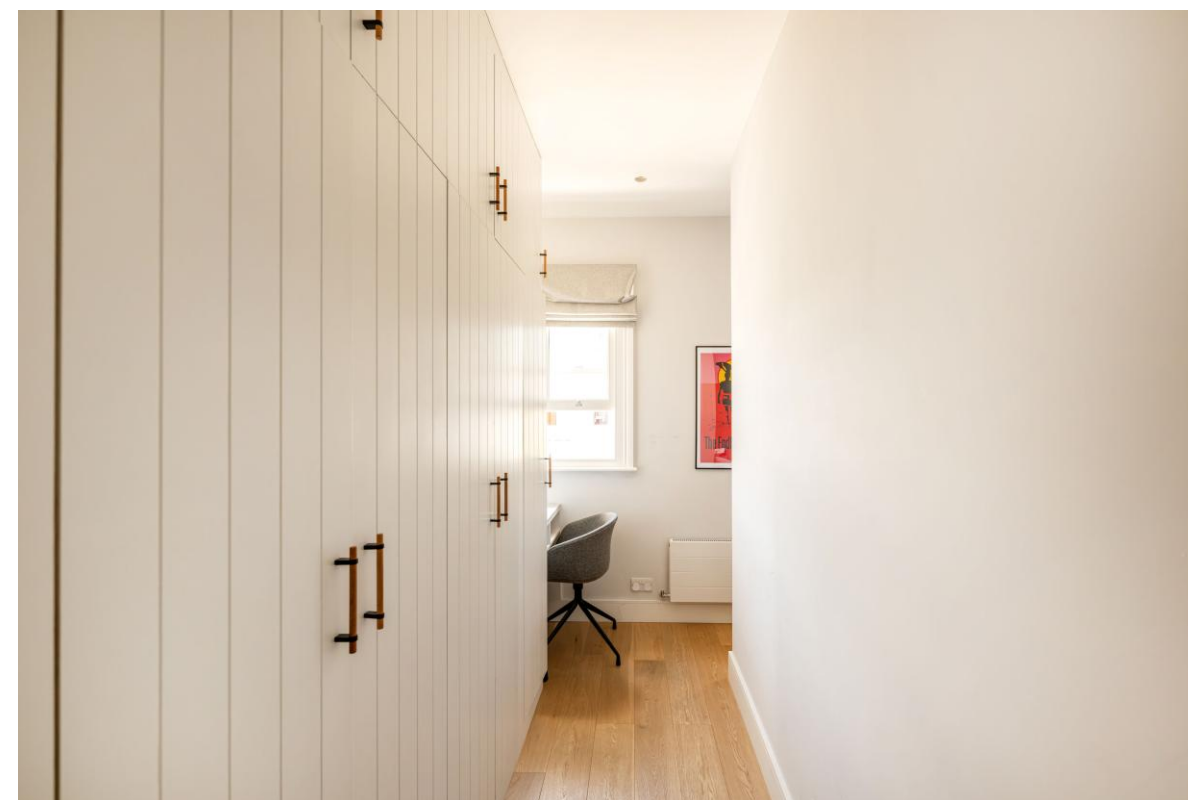


**HARRIS
LE BEAU**

Waldemar Avenue, SW6 | £1,250,000



22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com



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Set across the upper floors of an attractive Victorian conversion on one of Fulham's most desirable residential streets, this beautifully refurbished three-bedroom apartment extends to approximately 1,077 sq ft and benefits from an impressive private roof terrace. Finished to an exceptional standard throughout, the property offers bright, contemporary living with a thoughtfully designed layout. The heart of the home is the stunning open-plan kitchen, dining and reception room occupying the top floor. Bathed in natural light, this elegant space features herringbone wood flooring, bespoke cabinetry, a striking stone island and direct access to the private roof terrace, creating an ideal setting for both entertaining and everyday living.

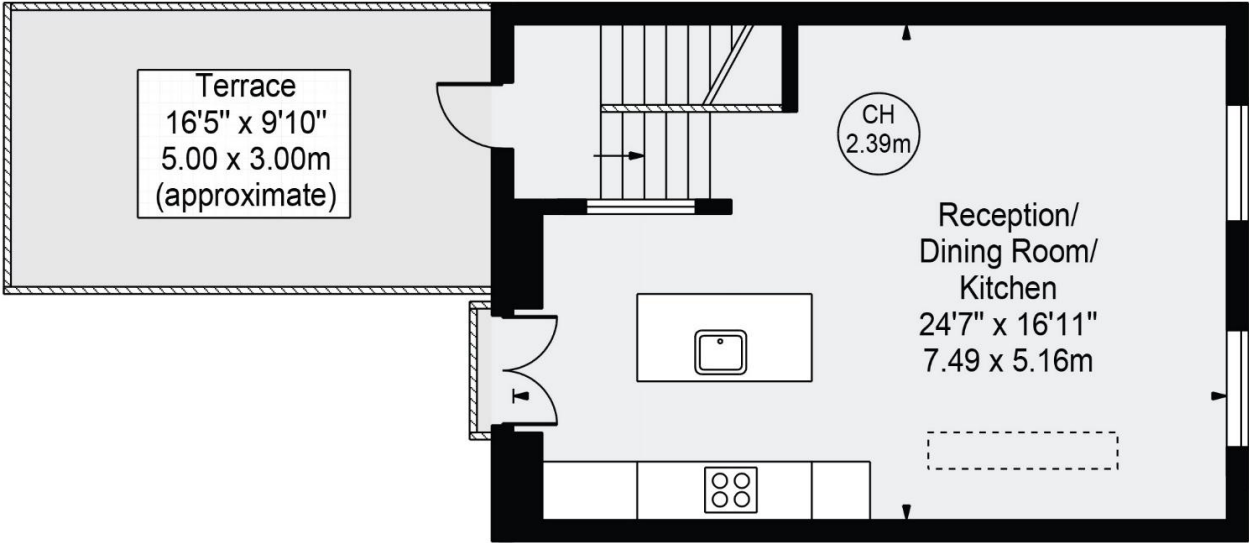
- South-West Facing Roof Terrace
 - Three Bedrooms
 - Two Bath/Shower Rooms
 - Share of Freehold
- Approx. 1,077 Sq Ft
 - Simon Abela Design
 - EPC Rating: C
 - Prime Fulham



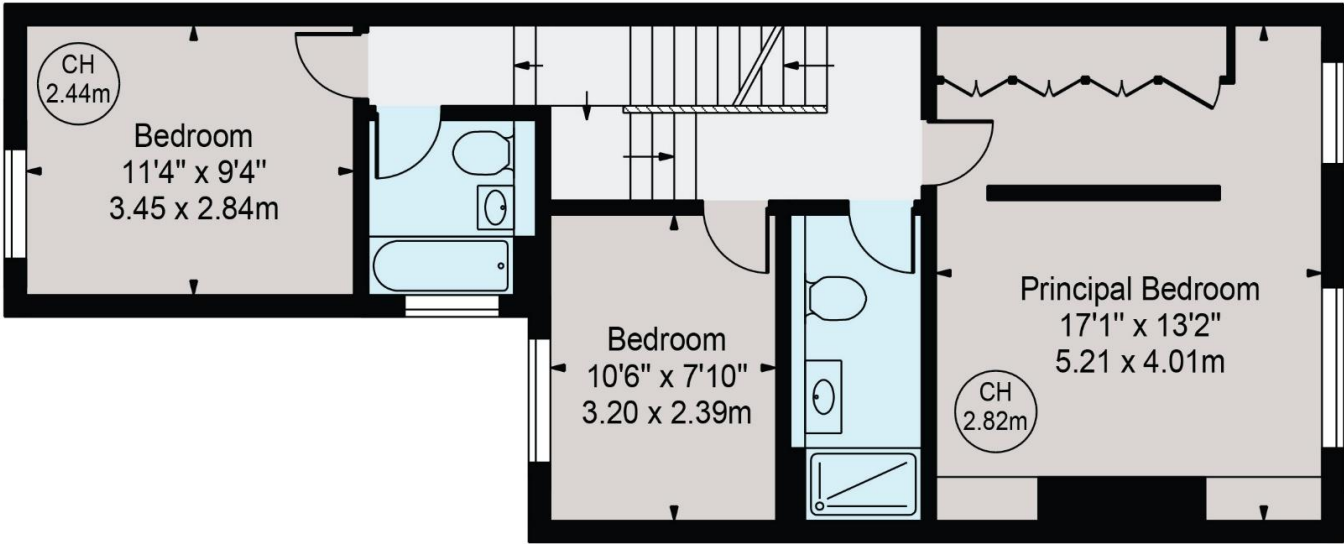
Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

Waldemar Avenue

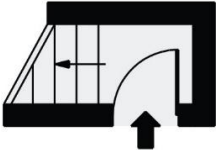
Approx. Gross Internal Area 1077 Sq Ft - 100.00 Sq M



Third Floor
(426 Sq Ft - 39.58 Sq M)



Second Floor
(636 Sq Ft - 59.03 Sq M)



First Floor Entrance
(15 Sq Ft - 1.39 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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