



Wardo Avenue
Fulham, SW6

CHESTERTONS





A sensational ground floor garden flat offering perfectly arranged accommodation and fabulous living/entertaining space all opening on to a lovely private garden.

The property enjoys its own private entrance in to a large continuing hallway which immediately gives the property a sense of period charm. To the front of the property are two generous double bedrooms both with bespoke fitted wardrobes and one with a door opening on to a patio. There are two bathrooms which feel most luxurious whilst the beautifully designed kitchen/dining room extends to an impressive 30' 1 x 17' 3 allowing for plenty of living / entertaining space all of which opens on to a bright and immaculately maintained private garden.

Wardo Avenue is one of the Munster village's most sought after roads, just moments away from of the boutique shops, wine bars, restaurants and coffee shops in the Munster Village.

The closest underground station is Parsons Green (District Line, Zone 2). Regular buses also go from Fulham Palace Road north to the transport hub of Hammersmith (Piccadilly, District and Hammersmith & City Lines) or from the Fulham Road that takes you up to Chelsea and central London.

- Turn-key garden flat, offering a share of freehold title
- Large & open plan kitchen, living/dining
- Two bedrooms, two bathrooms
- Well tended rear garden

Asking Price £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold 945 years 7 months
Service Charge: Adhoc.
Ground Rent: N/A
Local Authority: Hammersmith & Fulham
Council Tax Band: D

Chestertons Fulham Munster Road Sales

191 Munster Road
 London
 SW6 6BY
 fulham@chestertons.co.uk
 020 7471 2020
 chestertons.co.uk

Wardo Avenue, SW6

Approximate gross internal area

93.14 sq m / 1003 sq ft

Key :
CH - Ceiling Height



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable