



WARDO AVENUE, LONDON, SW6
£850,000

Carter Jonas

WARDO AVENUE, LONDON, SW6

Situated on a popular residential street in the sought-after Munster Village area of Fulham, this well-presented ground floor flat benefits from its own private entrance, a private rear garden and a share of the freehold.

The accommodation comprises a bright reception room, a partially extended kitchen/dining room with direct access to the garden, two double bedrooms with fitted wardrobes, a family bathroom and an en suite shower room to the principal bedroom. The layout offers well balanced living and entertaining space, with further potential to extend, subject to the usual planning permissions and building regulations consents.

Wardo Avenue is conveniently located for the wide range of shops, cafés, restaurants and everyday amenities found along Fulham Road, Munster Road and Fulham Palace Road. The green open spaces of Bishop's Park and Fulham Palace are also within easy reach, as is the Thames Path river walk.

The property is well positioned for transport connections, with Parsons Green Underground Station (District Line) approximately 0.7 miles away and Putney Bridge Underground Station (District Line) approximately 0.8 miles away. The area is also well regarded for families, being close to a number of highly regarded local primary schools, including All Saints CE Primary School, St John's Walham Green CE Primary School, Kensington Prep School and Parsons Green Prep.

AMENITIES

- Ground floor flat
- Private garden
- Own front door
- Two double bedrooms
- Two bathrooms
- Principal bedroom with en suite shower room
- kitchen/dining room
- potential to extend further (stpp)

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND F

A GENEROUSLY PROPORTIONED 2 BEDROOM GARDEN FLAT WITH OWN FRONT DOOR, ON A POPULAR STREET IN MUNSTER VILLAGE.



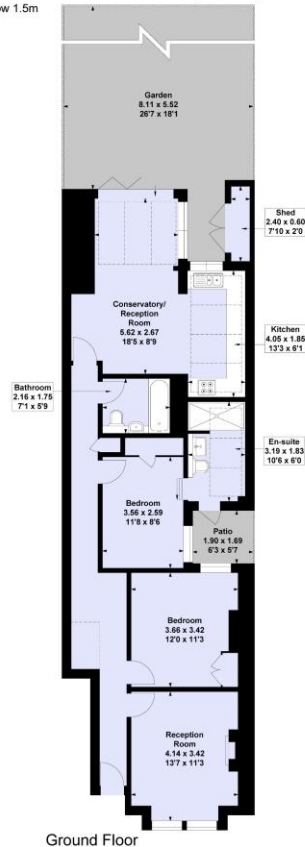


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Approximate Floor Area = 92.71 sq m / 998 sq ft
(Including Shed)

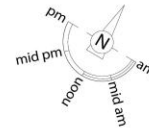
Shed = 1.44 sq m / 15 sq ft

 = Reduced head height below 1.5m



Ground Floor

This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	44 E
1-20	G		

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Classification L2 - Business Data