



**MARRYAT SQUARE, WYFOLD ROAD, SW6**  
£500,000

**Carter Jonas**

# MARRYAT SQUARE, WYFOLD ROAD, SW6

A bright, modern, purpose-built apartment set within this popular development, benefiting from lift access.

The property features a spacious reception/dining room with a Juliet balcony, a well-equipped contemporary kitchen, a modern bathroom, and a generous double bedroom. Further benefits include allocated private parking.

Marryat square is a popular modern development on Wyfold Road between Fulham Palace Road and Munster Road with Munster Village's independent shops, cafes and restaurants close by. Parsons Green is the closest tube station (District Line 0.9 miles).

## AMENITIES

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Reception Room

A FABULOUS OPPORTUNITY TO ACQUIRE A BRIGHT FLAT IN A GATED MEWS.



**TENURE** Leasehold


**LOCAL AUTHORITY** Hammersmith and Fulham

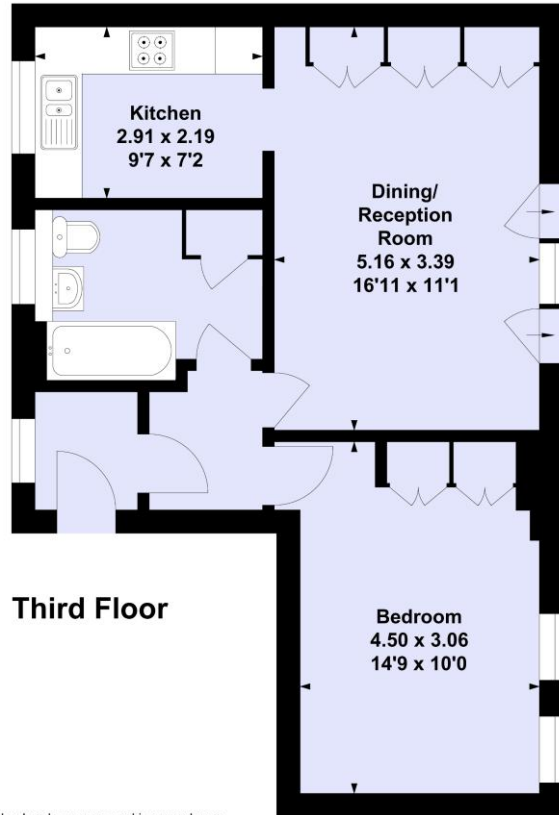
**EPC BAND** C



# Marryat Square, SW6

Approximate Floor Area = 50.96 sq m / 549 sq ft

 = Reduced head height below 1.5m

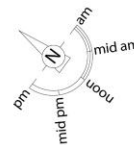


**Third Floor**

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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