



BURNFOOT AVENUE, LONDON, SW6
£1,250,000

Carter Jonas

BURNFOOT AVENUE, LONDON, SW6

A charming period family home situated on this popular residential street, offering excellent potential for refurbishment and extension.

The property currently comprises three generous double bedrooms, two bathrooms, a bay-fronted double reception room, and a kitchen/breakfast room opening onto a private patio garden. Additional accommodation includes a cellar.

There is significant scope to extend the property to the side, rear, and basement (subject to the usual planning permissions),

Burnfoot Avenue is close to the shops and restaurants in Munster Village and Fulham Road with Fulham Palace, Bishops Park and leafy walks along the Thames nearby. Parsons Green underground station (District Line) is a 0.6mile walk.

AMENITIES

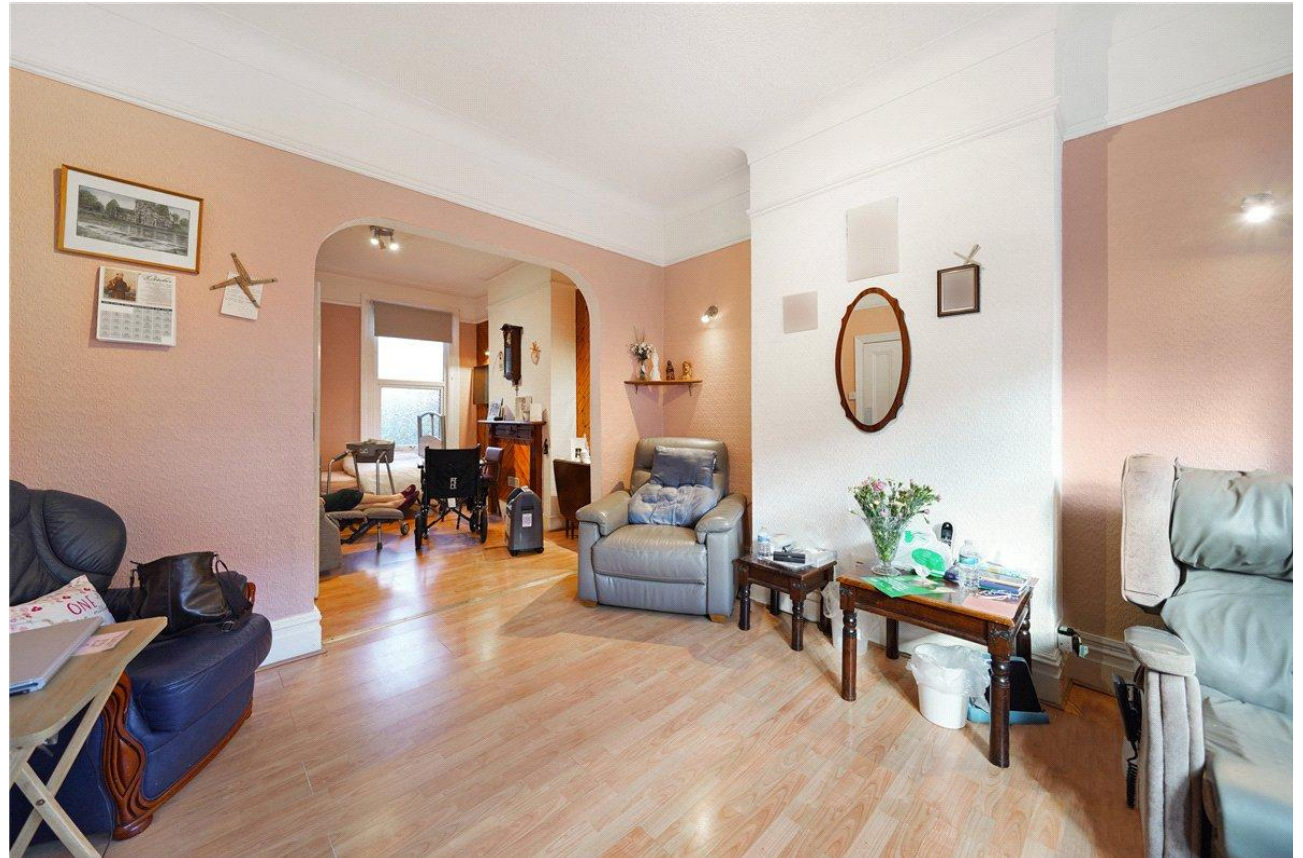
- 3 Bedrooms
- 2 Bathrooms
- Garden
- Period Features
- Potential to Extend

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM PERIOD HOUSE ON THIS POPULAR RESIDENTIAL STREET WITH POTENTIAL TO EXTEND AND MODERNISE (STPP). EPC D



Burnfoot Avenue, SW6 5EB

Approx Gross Internal Area = 130.83 sq m / 1408 sq ft

Balcony = 0.73 sq m / 8 sq ft

Total = 131.56 sq m / 1416 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk
Offices throughout the UK

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Classification L2 - Business Data