



Wardo Avenue, Fulham SW6



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A spacious upper floor maisonette with well planned accommodation, situated on this popular street in the sought after Munster Village, Fulham.

The accommodation comprises; a kitchen/dining room and a light and airy reception room. Adjoining is a double bedroom with use of a bathroom with separate guest WC. The upper floor provides the principal double bedroom with an en suite shower room.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



Guide price: £1,025,000

Tenure: Leasehold: approximately 88 years remaining

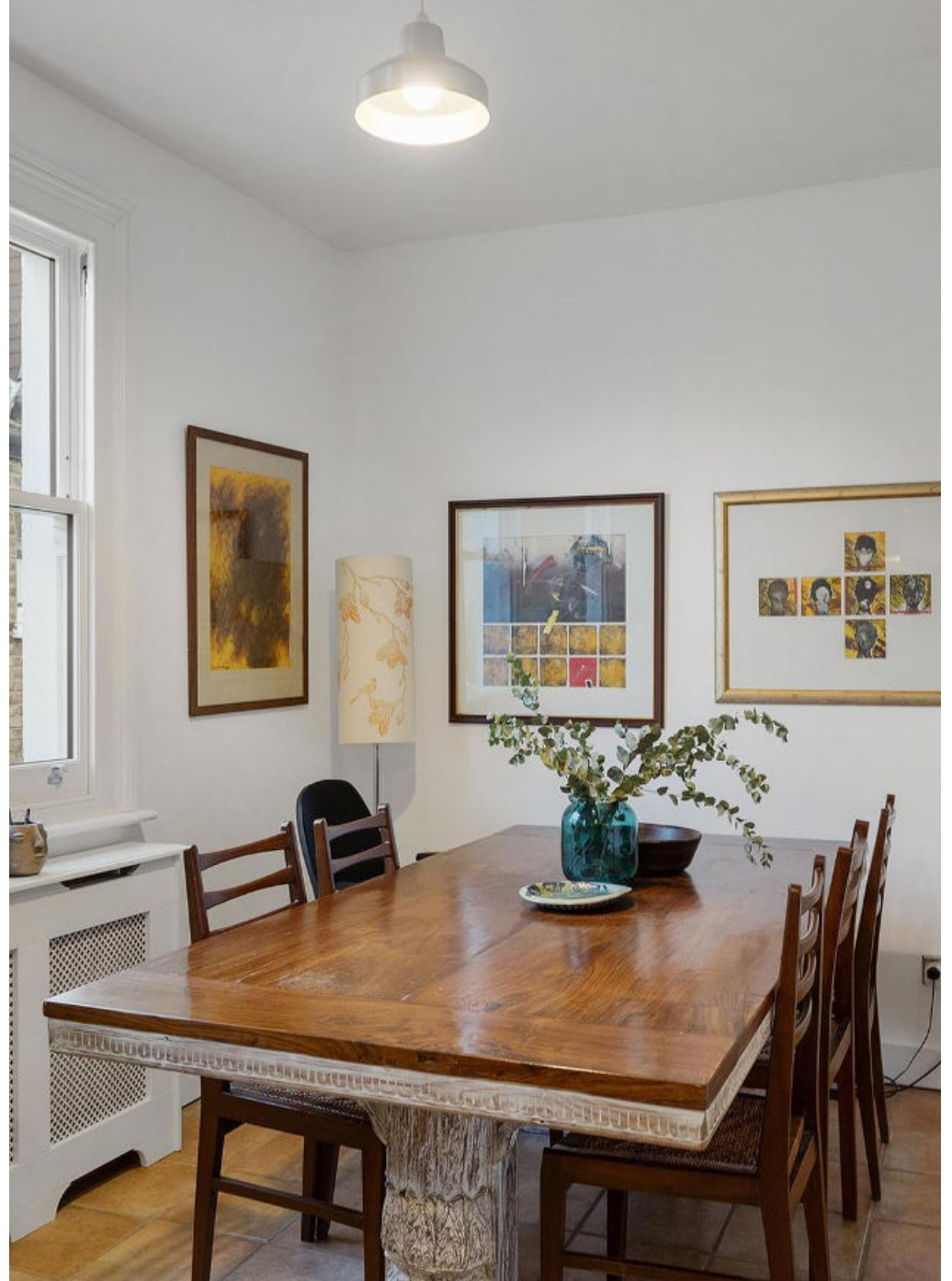
Service charge: We have not yet received confirmation of service charge

Ground rent: We have not yet received confirmation of ground rent

Local authority: Hammersmith and Fulham

Council tax band: E







Location

The property is located just a short walk from the local conveniences/restaurants of Munster Road and Fulham Road as well as the open spaces of Fulham Palace, Bishops Park and Eel Brook Common.

The property is 0.6 miles from Parsons Green and 0.8 miles to Putney Bridge underground stations (running on the District Line). These distances are approximate.

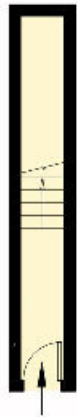
The area has an excellent selection of nursery, primary and secondary schools, including Fulham Prep, Kensington Prep and Lady Margaret's.



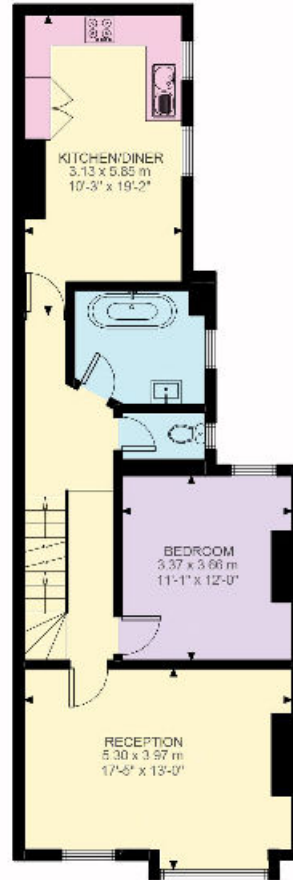
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Approximate Gross Internal Area
108.01 sq m / 1,163 sq ft (excludes eaves storage)
 Inclusive Total Area
117.77 sq m / 1,268 sq ft

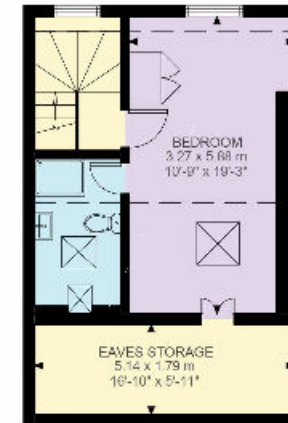
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Entrance To First Floor
69 ft²



First Floor
761 ft²



Second Floor
333 ft²



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We would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated April 2024. Photographs and videos dated January 2024.
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