



CHATTERTON | REES



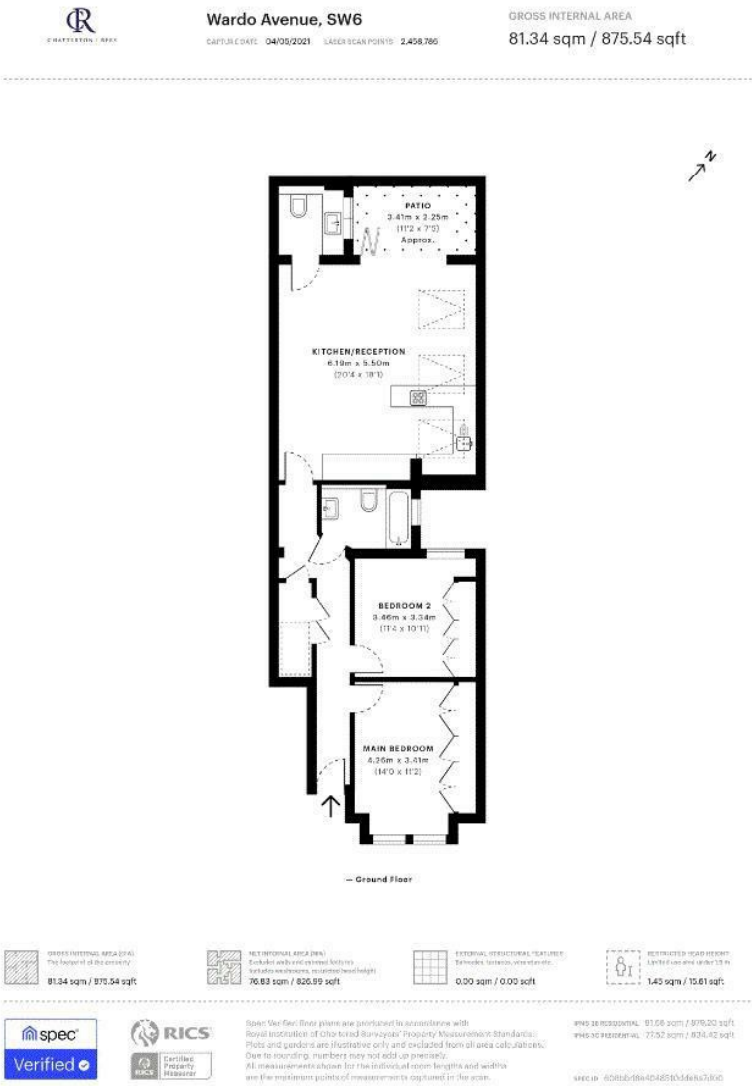
114 Wardo Avenue, London, SW6 6RD

Offers in excess of £800,000

A beautiful two bedroom Garden flat on a very popular street in Fulham. This place has close to 900sqft of internal space with two good size double bedrooms one large newly remodelled bathroom suite. The living area is open to the kitchen, the entirety of the flat has as good as new with stunning bi fold doors that open on to the private terrace garden area and finally a further w.c / utility to the back of the property.

Location wise is ideal, only moments from all of Munster Roads shops, cafes and restaurants whilst not being far from Parsons Green and Fulham Palace and Bishops Park with the beautiful river Thames running along side.

Floor Plan



GROSS INTERNAL AREA (GIA)
This figure is for the property

81.34 sqm / 875.54 sqft

NET INTERNAL AREA (NIA)
Excludes any and all external features
includes voids, measured head height

70.83 sqm / 762.99 sqft

EXTERNAL STRUCTURAL FEATURES
Excludes structural elements

0.00 sqm / 0.00 sqft

REDUCED HEADROOM
Less than 2.0m or under 6.5 ft

1.43 sqm / 15.61 sqft

Verified

Certified Property Measurement

Spec's Verified floor plans are prepared in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and figures are illustrative only and excluded from all calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the mid-point of measurements captured in the scan.

IPWS as recorded: 81.68 sqm / 878.00 sqft

IPWS as residential: 77.92 sqm / 842.42 sqft

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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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