



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



Wardo Avenue, SW6

CAPTURE DATE: 04/05/2021 SALES SCAN POINTS: 2,458,780

GROSS INTERNAL AREA

81.34 sqm / 875.54 sqft



Ground Floor

GROSS INTERNAL AREA (GIA) 81.34 sqm / 875.54 sqft  
 NET INTERNAL AREA (NIA) 76.83 sqm / 829.99 sqft  
 EXTERNAL STRUCTURAL FOOTPRINT 0.00 sqm / 0.00 sqft  
 REDUCED FLOOR DEPTH 1.43 sqm / 15.61 sqft

Specialised 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 area 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.

GIA: 81.34 sqm / 875.54 sqft  
 NIA: 76.83 sqm / 829.99 sqft  
 ESF: 0.00 sqm / 0.00 sqft  
 RFD: 1.43 sqm / 15.61 sqft

[www.chattertonrees.co.uk](http://www.chattertonrees.co.uk)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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