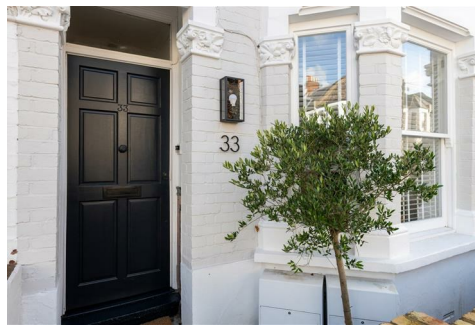




CHATTERTON | REES



33 Mablethorpe Road, London, SW6 6AQ

**£699,950**

A stunning newly refurbished ground floor garden flat in the heart of Munster Village. The property has two double bedrooms and one bathroom with an open-plan living and kitchen area to the rear.

The seller has recently stripped back the entire property and added some beautiful new fixtures and fittings with a stone-top island kitchen, a lovely bathroom suite with bath and shower, paneling throughout, light colour planked wood flooring, crittall doors and windows as well as an immaculately presented side and rear garden.

Sold on a long lease and only moments from plenty of shops, cafes, and restaurants as well as a short distance to Fulham Broadway and Parsons Green,

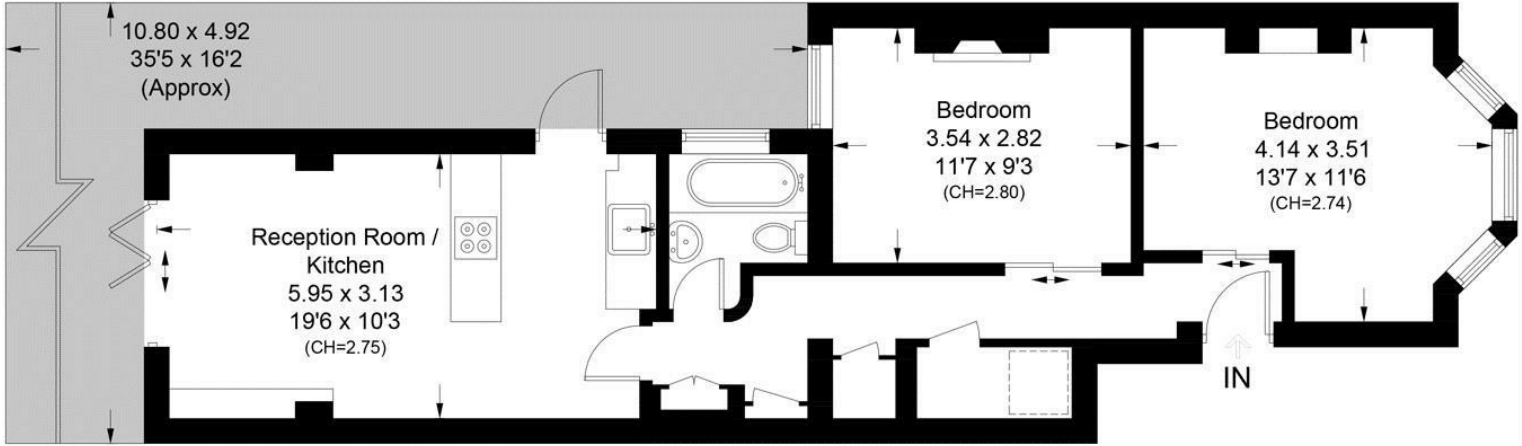


# Mablethorpe Road, SW6

Approximate Area = 55.3 sq m / 595 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



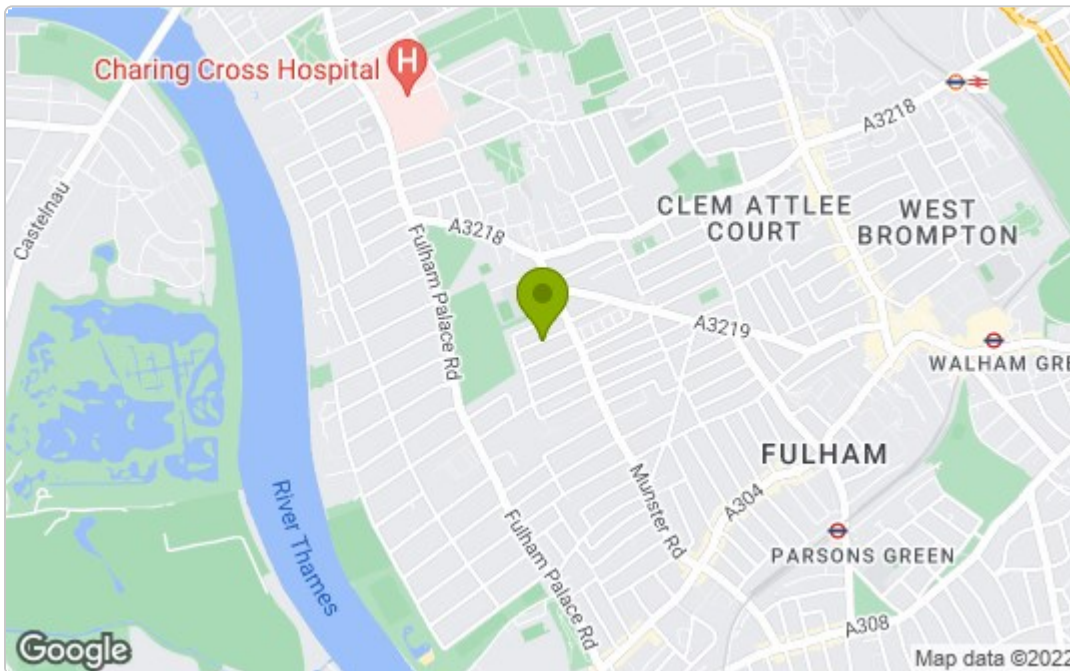
= Reduce head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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	70	75
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.