

Burnfoot Avenue

£775,000

BRIK







Burnfoot Avenue

£775,000
LEASEHOLD

2 Bed
FLAT

797
SQ FT

74.04
SQ M

D
COUNCIL TAX

£28,750 (from 1st April 2025)
STAMP DUTY

A charming two bedroom garden flat, located on a quiet residential street and benefitting from having a South facing garden, and further potential to extend.

This well presented flat offers almost 800 sq ft of living space, comprising an open plan reception and kitchen with wood flooring, feature fireplace, bay window, and access to the garden. There are two bedrooms with built in wardrobes and a modern bathroom.

There is access from the rear bedroom onto a South facing private garden. The well proportioned flat also has a cellar space which offers great storage and a useful utility space. There is also further potential to extend on the side and rear to add further space, subject to the usual consents and planning.

Burnfoot Avenue is a quiet residential street located in a desirable group of roads that run off the Munster Road. The property is in close proximity to the restaurants, cafes and shops of the Fulham Road and Parsons Green which is only a short walk away. The closest underground station is Parsons Green (District Line, Zone 2) which is within walking distance. Buses conveniently run towards Chelsea and central London from the Fulham Road.

The Thames riverside walk and Bishops Park is also a real bonus, being only a short walk away. EPC - D

- ✓ 2 bedrooms
- ✓ Bathroom
- ✓ Reception/Kitchen
- ✓ Open plan
- ✓ Cellar/Utility
- ✓ South facing garden
- ✓ Potential to extend
- ✓ Leasehold (107 years)
- ✓ Approx 797 sq ft (74.04 sq m)
- ✓ Council tax band - D



James Sims

DIRECTOR
17 YEARS EXPERIENCE

020 7384 6790
james@brik.co.uk







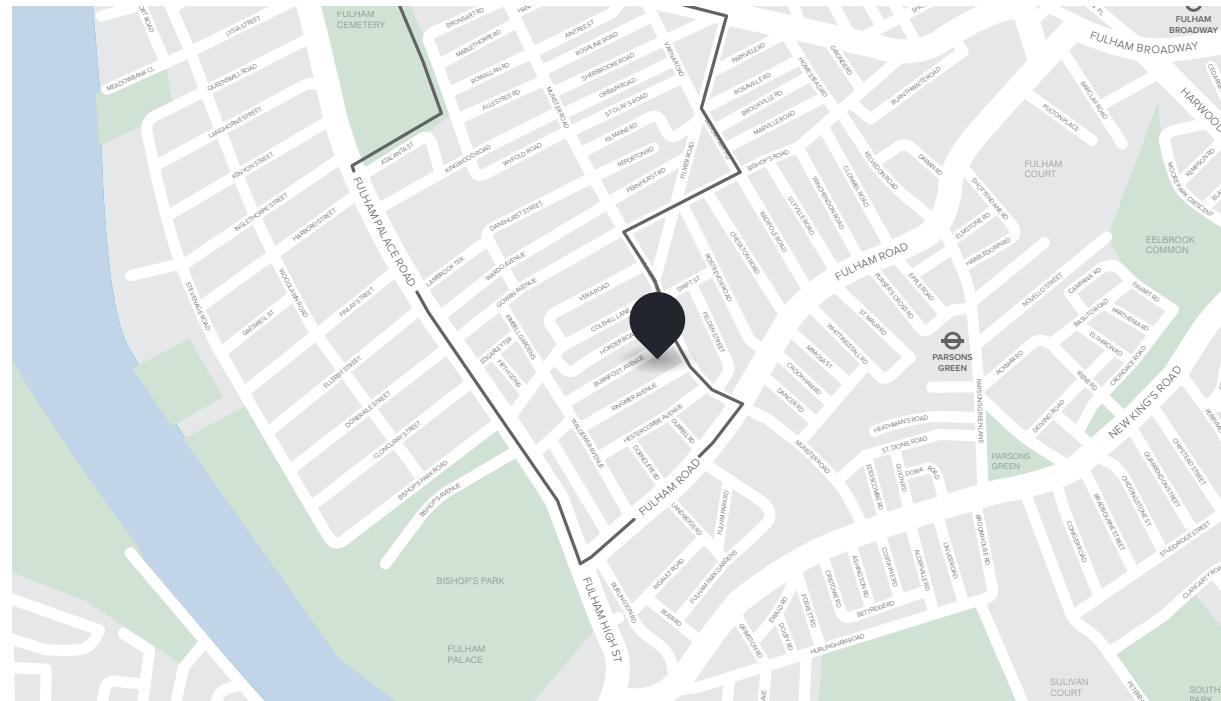
FULHAM AREA GUIDE

Munster Village

A popular group of residential streets making up a sizeable portion of housing stock. Christened 'Munster Village' by, you guessed it, an estate agent, the name seems to have stuck. And it's an appropriate description for this large area of residential streets running off Munster Road itself, which feels very much like its own neighbourhood.

Serviced by some great bars and restaurants it's a popular place to start Fulham life. Prices are reasonable (although increase the further South you go) and there's a wide range of residential property, from the small but perfectly formed Victorian cottages on Orbain Road, through the mansion blocks of St. Olaf's Road to the grander family homes on Wardo Avenue and Gowan Avenue.

Centrally located, transport links can be frustrating depending on which road although it doesn't stop the area being incredibly popular, especially with families seeking sensibly priced houses. Usually the drawback here is the extended walk to the nearest tube, although it's more than worth it for the property available.



CLOSEST:

- ➡ Parsons Green (🚶 14 mins)
- ➡ West Brompton (🚶 28 mins)
- ➡ Eel Brook Common (🚶 17 mins)

KEY:

- Property location
- 'Munster Village' area of Fulham

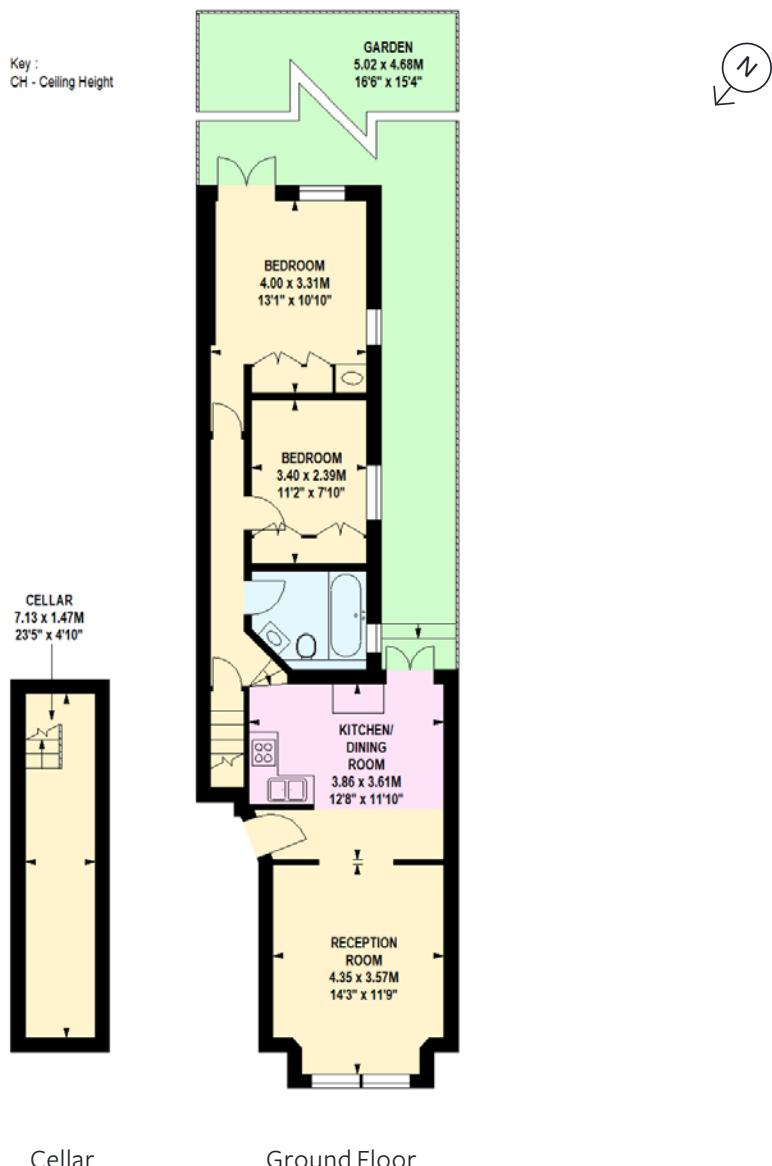
[Read all our Fulham area guides here](#)



B R I K

797
S Q F T

74.04
S Q M



Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk