

Wardo Avenue, SW6

£1,350,000

BRIK





Wardo Avenue

£1,350,000 SHARE OF FREEHOLD	2 Bed MAISONETTE	1,328 SQ FT	123 SQ M	E COUNCIL TAX	£78,250 STAMP DUTY
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An outstanding two double bedroom, purpose-built Victorian maisonette with an impressive south facing terrace, and its own private entrance.

This exceptional property is arranged over the first and second floors and has been beautifully refurbished & reconfigured, to create almost 1,250 sq ft of living space. On the first floor, it has excellent entertaining space with a large reception room and bespoke kitchen with quartz worktops, built in wine fridge and Bosch double ovens. This modern kitchen is surrounded by Crittall walls and a door. To the rear of the first floor is a double bedroom with bespoke joinery and desk, a modern en suite bathroom and walk in wardrobe. There is also a guest W.C. and a very useful separate utility and dressing room (which can be converted back into a third bedroom if required). The second floor has been extended to create a superb principal bedroom suite with bespoke joinery and rain sensitive Velux windows. There is also an impressive 18'11 (5.76m) south facing roof terrace with a useful outside tap.

The house has been completed with premium finishes including built-in speakers, German limestone clad bathrooms with Hansgrohe and Duravit sanitary ware, double glazed hardwood sash windows, 'Smoked European oak' engineered flooring, acoustic insulation, bespoke joinery, Mistex sprinkler system, Banham alarm and an underfloor heating system in bathrooms, kitchen & bedrooms. The new owner will also benefit from a new roof being installed in 2025. EPC rating - C

- ✓ 2 bedroom
- ✓ 2 bathrooms
- ✓ Reception room
- ✓ Bespoke kitchen
- ✓ Large south facing roof terrace
- ✓ Separate utility/dressing room (can be converted back to a 3rd bedroom if required)
- ✓ Share of freehold
- ✓ Exceptional condition
- ✓ Approx 1,328 sq ft (123 sq m) inc. eaves storage
- ✓ Council tax band - E



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FULHAM AREA GUIDE

Munster Village

Serviced by some great bars, shops and restaurants, the Munster Village is an extremely popular part of Fulham, attracting buyers to a more affordable alternative to nearby Parsons Green.

There's a wide range of residential property, from smaller but perfectly formed Victorian cottages on Orbain Road to grander family homes on Gowan Avenue, whilst Danehurst Street attracts young professionals with its larger than average purpose built Victorian flats which come complete with their own front doors. With many green spaces nearby including the enchanting grounds of Fulham Palace, the Munster Village is an ever-popular location.

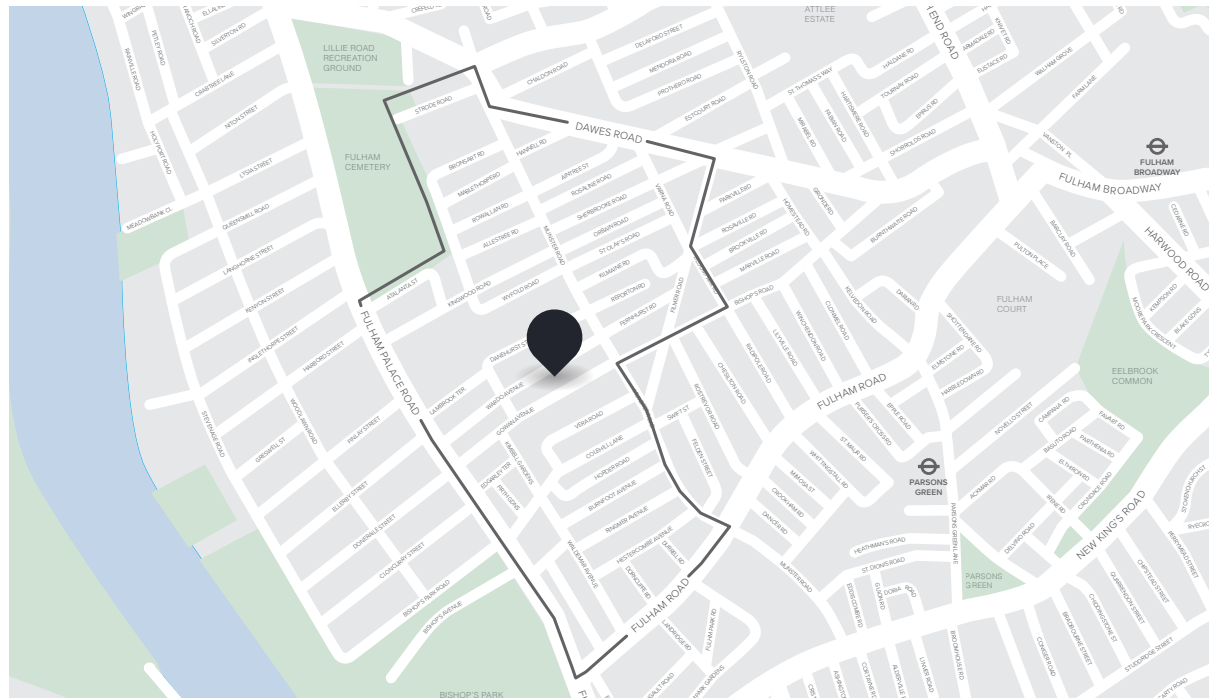
CLOSEST:

- 🚶 Parsons Green (12 mins)
- 🚶 West Brompton (24 mins)
- 🚶 Bishops Park (7 mins)

KEY:

- 📍 Property location
- ▭ 'Munster Village' area of Fulham

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



Approximate Gross Internal Area

123.37 sq m | 1,328 sq ft

(including eaves)

9.10 sq m | 98 sq ft



Ground Floor Entrance

First Floor

Second Floor