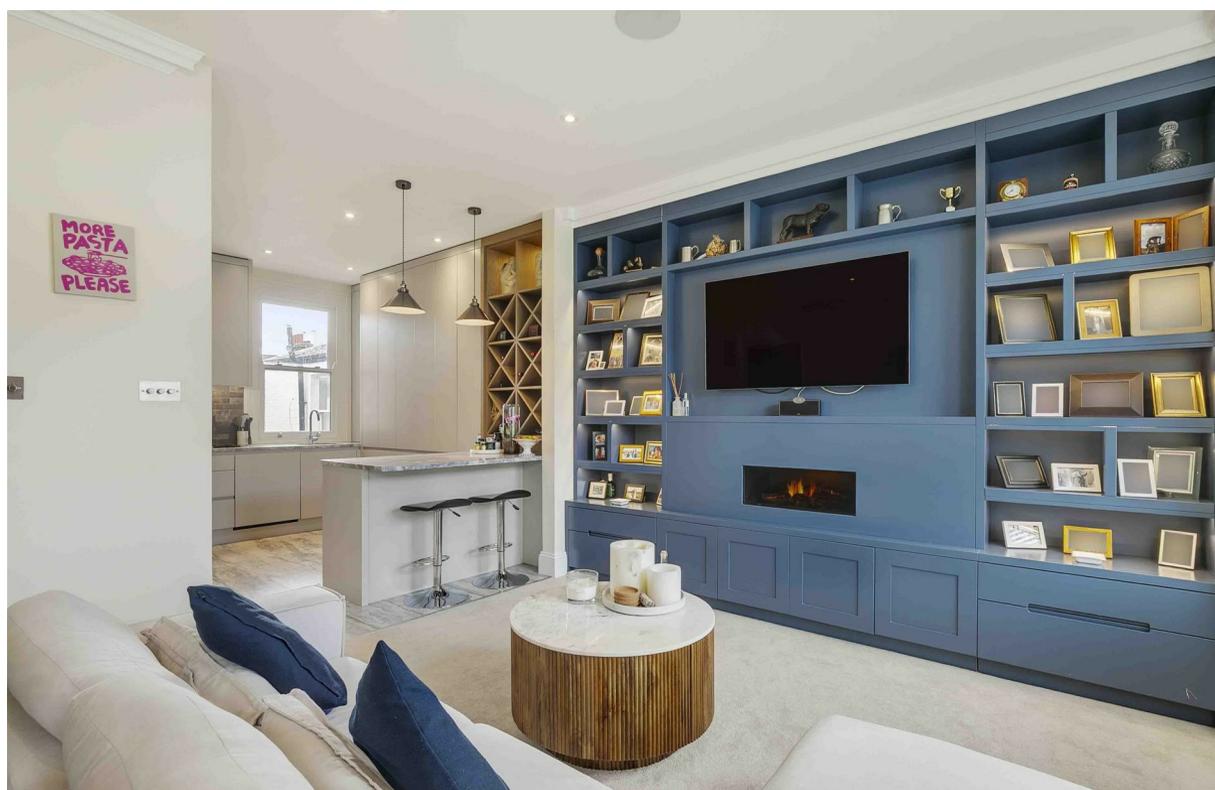


Wardo Avenue

Guide Price £1,250,000

BRIK



Wardo Avenue

£1,250,000

Share of Freehold

3 BED

Maisonette

0000

SQ FT

0000

SQ M

Arranged over the first and second floors and offering over 1,200 sq ft (112 sq m) of living space. This superb maisonette has been refurbished and finished to an excellent standard throughout. On the first floor there is excellent entertaining space with a large open plan reception room with built in joinery and a bespoke kitchen with integrated appliances and a breakfast bar. To the rear of the first floor is a sizeable double bedroom with built in storage and an en-suite bathroom, a third bedroom, currently used as a study, and a separate W.C. The second floor has been converted to create a large principal bedroom suite with Velux windows and a private south facing roof terrace.

- 3 bedrooms
- 2 bathrooms
- Reception room
- Kitchen
- Open plan living
- South facing roof terrace
- Separate W.C
- Share of freehold
- Approx. 1,333 sq ft (124 sq m) Exc. rear eaves storage
- Council Tax band - E

Wardo Avenue is one of the most in-demand roads in 'Munster Village' made up of predominately large freehold houses and maisonettes, which are not surprisingly very popular with professional couples and young families alike. It is also not far from the shops, restaurants and amenities of Fulham Road and there are several independent cafés and boutique shops closer to hand on the Munster Road itself. The closest underground station is Parsons Green (District Line, Zone 2) which is a short walk away, and you can catch regular buses from Fulham Palace Road north to the transport hub of Hammersmith (Piccadilly, District and Hammersmith & City Lines). Buses also run towards Chelsea and central London from Fulham Road and the Thames riverside walk and Bishops Park (popular with families) is a real bonus, being only a short walk away. EPC rating - D

JAMES SIMS

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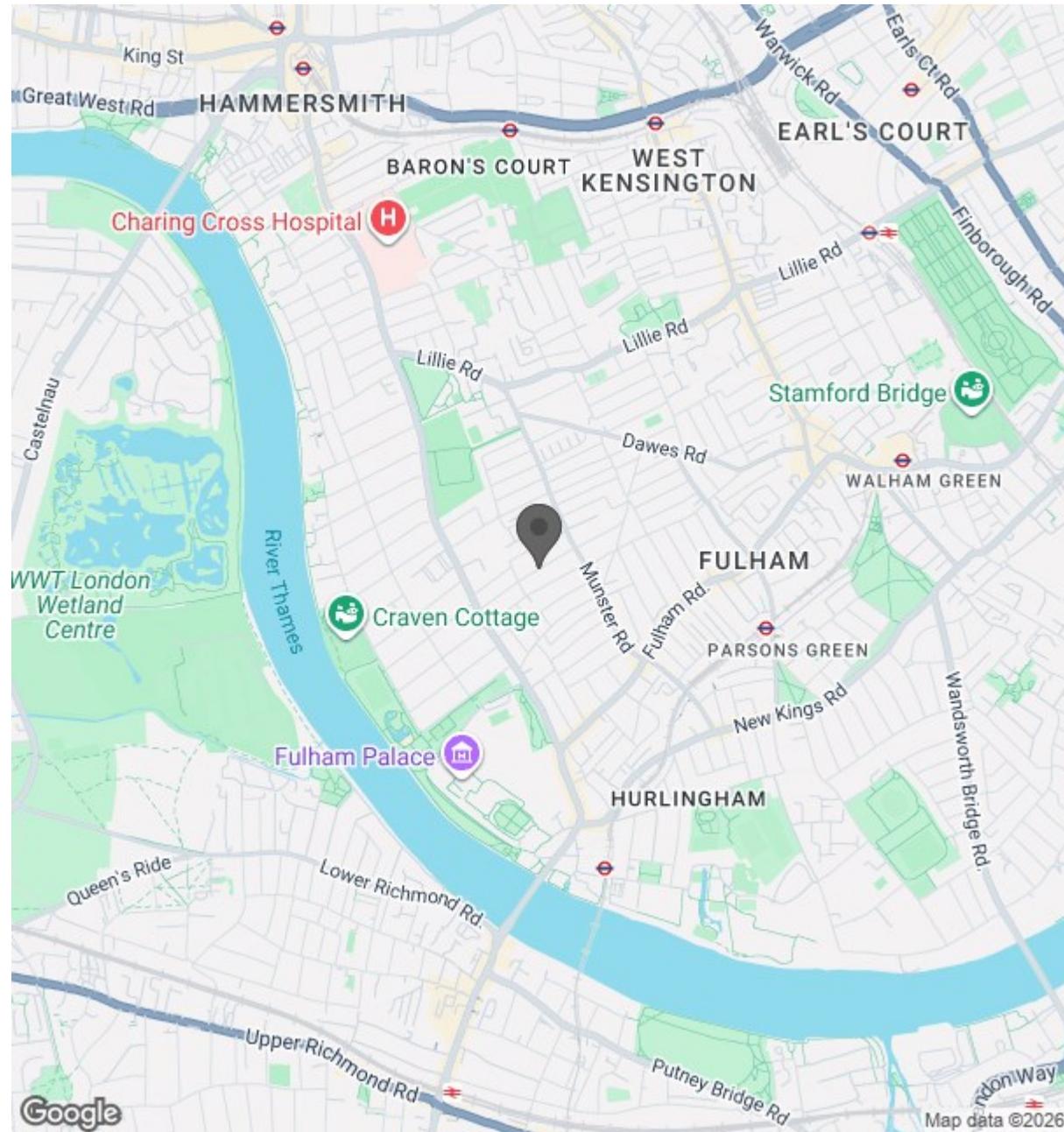
james@brik.co.uk







Location



BRIK

0000
SQ FT

0000
SQ M

Wardo Avenue, SW6

Approximate gross internal area
112 sq m / 1204 sq ft
(Excluding Eaves)
Front Eaves
12 sq m / 129 sq ft
Rear Eaves
20 sq m / 215 sq ft

Key
CH - Ceiling Height



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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