



**WARDO AVENUE, LONDON, SW6**  
£650,000

**Carter Jonas**

# WARDO AVENUE, LONDON, SW6

A beautifully presented and spacious two double bedroom bay fronted ground floor flat with high ceilings, a modern bathroom and well-equipped kitchen breakfast room which opens onto the patio garden. Further benefits include a new boiler and hive thermostat and plantation shutters.

Wardo Avenue is conveniently located for the shops, restaurants and amenities of Fulham Road and Munster Road, and is well placed for ease of access to local schools. The closest underground station is Putney Bridge (District Line, Zone 2) 0.7 miles and Parsons Green (District Line, Zone 2) 0.8 miles with 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 the Fulham Road and the Thames riverside walk and the re-developed Bishops Park.

## AMENITIES

- 2 Bedrooms
- High ceilings
- Bay fronted
- Patio
- Modern bathroom
- Spacious Kitchen

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## A BEAUTIFULLY PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM BAY FRONTED GROUND FLOOR FLAT WITH HIGH CEILINGS.

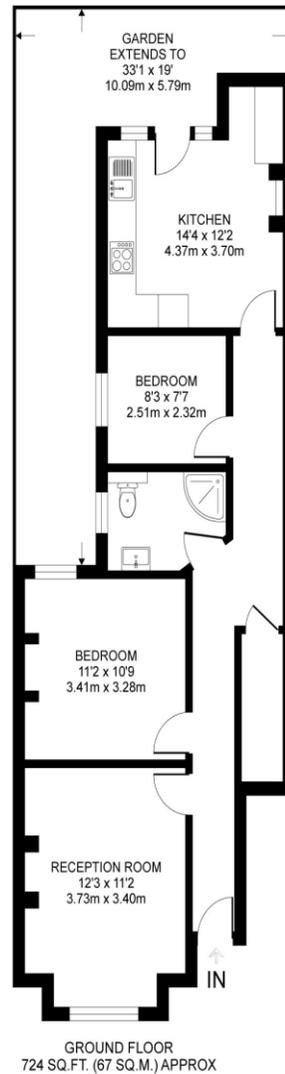


Classification L2 - Business Data



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GROUND FLOOR  
724 SQ.FT. (67 SQ.M.) APPROX

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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