



BURNFOOT AVENUE, LONDON, SW6
£1,400,000

Carter Jonas

BURNFOOT AVENUE, LONDON, SW6

A charming period family home on this popular residential street featuring four double bedrooms, a bathroom, a bay-fronted double reception room and kitchen/breakfast room opening onto a patio garden. The accommodation also includes a cellar. The property can be extended into the side, rear and basement (Subject to the usual permissions).

Burnfoot Avenue is close to the shops and restaurants in Munster Village and Fulham Road with Fulham Palace, Bishops Park and leafy walks along the Thames nearby. Parsons Green underground station (District Line) is a 0.5mile walk.

AMENITIES

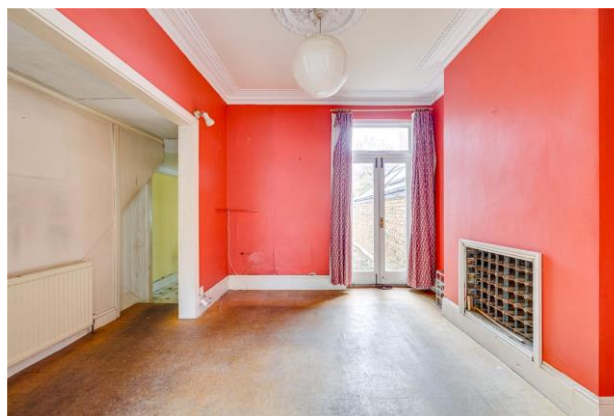
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Garden
- Cellar

TENURE: Freehold

LOCAL AUTHORITY: Hammersmith and Fulham

EPC BAND: F

REFURBISHMENT OPPORTUNITY! A FOUR BEDROOM PERIOD HOUSE ON THIS POPULAR RESIDENTIAL STREET. EPC F

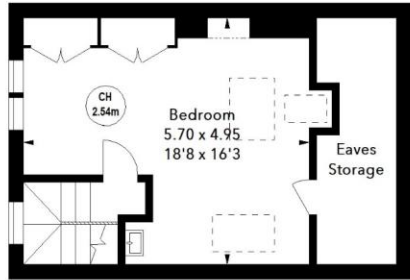




Burnfoot Avenue, SW6

Approximate Area = 171.96 sq m / 1851 sq ft
(Including Eaves Storage)
Eaves Storage = 7.43 sq m / 80 sq ft

Key :
CH - Ceiling Height



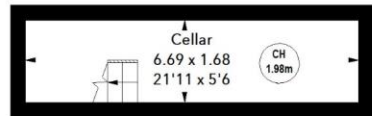
First Floor

Approx. 37.16 sq m / 400 sq ft



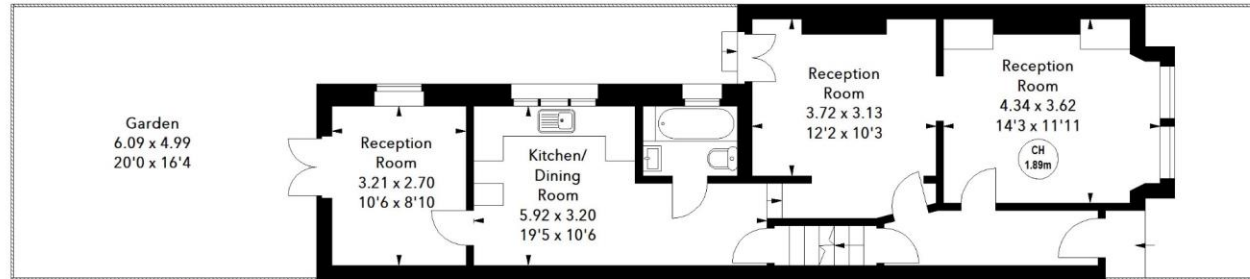
Second Floor

Approx. 58.16 sq m / 626 sq ft



Lower Ground Floor

Approx. 11.06 sq m / 119 sq ft



Ground Floor

Approx. 65.59 sq m / 706 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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