



**MABLETHORPE ROAD, LONDON, SW6**  
£830,000

**Carter Jonas**

# MABLETHORPE ROAD, LONDON, SW6

We are delighted to present this stunning, period split level flat that has been renovated and thoughtfully laid out to offer generous accommodation over 2 floors. The property offers an open plan living/dining/reception room with bay window and plenty of natural light which connects to a fabulous kitchen, fully fitted with modern appliances and lighting. Through the glass doors that separate the living space, further accommodation comprises of 2 double bedrooms on separate floors, 2 bathrooms (one of which is ensuite to the principal bedroom upstairs), a fully fitted utility room with window and access from the upstairs landing out to a pretty roof terrace offering your own private outdoor space to enjoy alfresco dining or entertaining!

Mablethorpe Road is well located in the ever-popular Munster Village and is conveniently nestled in between a plethora of restaurants, bars, cafe's, local supermarkets and open spaces to enjoy. The River Thames and Bishops Park are a short walk away, and transport is provided by way of either Fulham Broadway, Hammersmith or the many local bus routes which provide easy access in & out of Fulham and Southwest London.

## AMENITIES

- Split level accommodation
- Private roof terrace
- 2 Double bedrooms
- Principal bedroom with air-conditioning
- 2 Bathrooms (one ensuite)
- Utility room
- Fabulous modern kitchen
- Open plan living/entertaining space
- Close to shops and cafe's/restaurants

**TENURE** Leasehold – 115 years

**GROUND RENT** £300 per annum

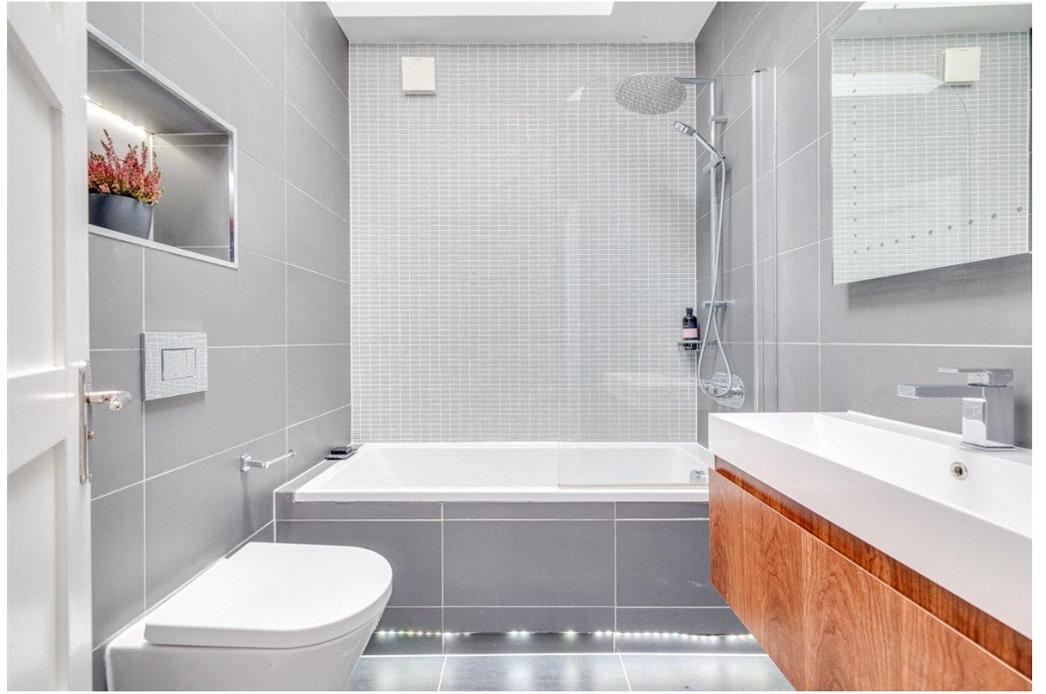
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## A WONDERFUL AND BEAUTIFULLY PRESENTED SPLIT LEVEL 2 DOUBLE BEDROOM, 2 BATHROOM FLAT WITH A FABULOUS ROOF TERRACE.



Classification L2 - Business Data



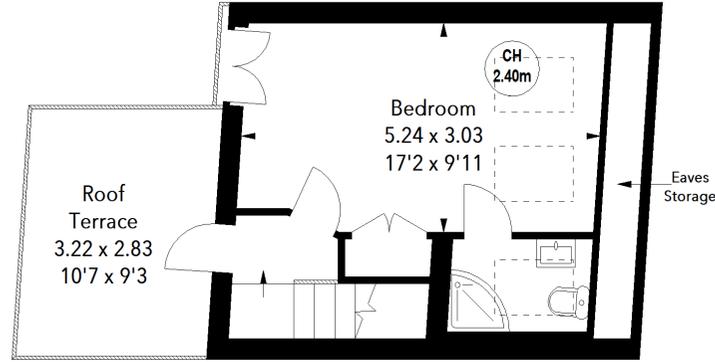
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# Mablethorpe Road, SW6

Approximate Area = 86.40 sq m / 930 sq ft  
(Including Eaves Storage)

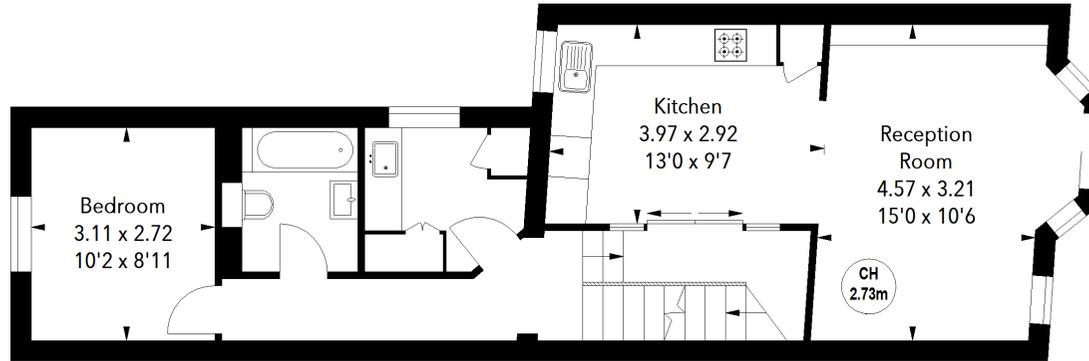
Eaves Storage Area = 2.51 sq m / 27 sq ft

Key :  
CH - Ceiling Height



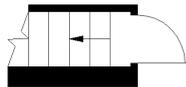
Second Floor

Approx. 27.41 sq m / 295 sq ft



First Floor

Approx. 57.69 sq m / 621 sq ft



Ground Floor Entrance

Approx. 1.30 sq m / 14 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
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(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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Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter-Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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