



**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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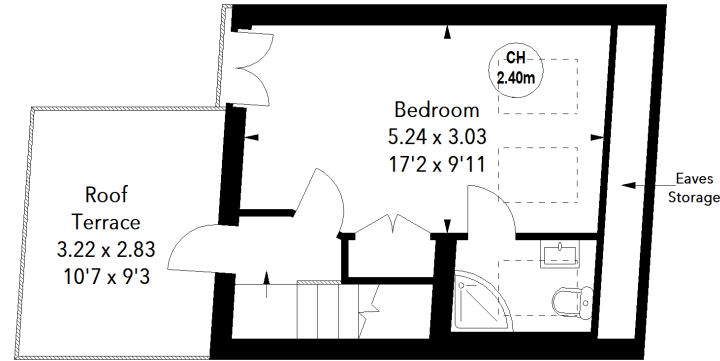


## Mablethorpe Road, SW6

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

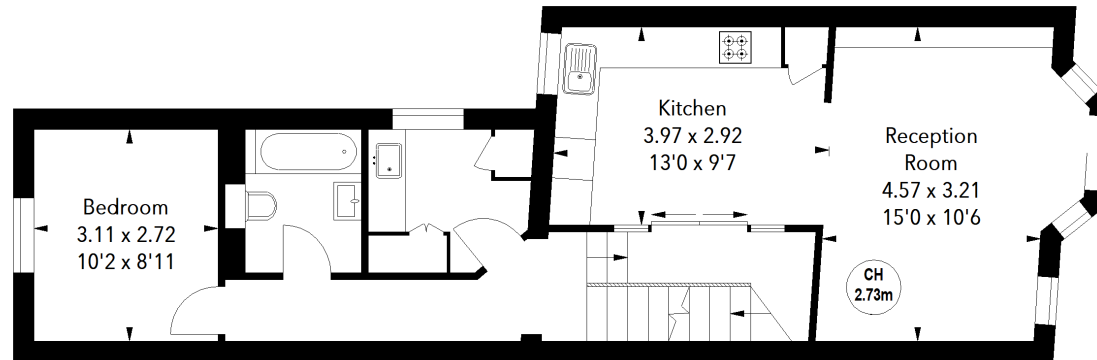
Eaves Storage Area = 2.51 sq m / 27 sq ft

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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Offices throughout the UK

### IMPORTANT INFORMATION

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