

RUSSELL SIMPSON

Elegant three-bedroom duplex
with terrace, located down a quiet
Fulham street

WARDO AVENUE
FULHAM SW6



Wardo Avenue
Fulham SW6

£1,350,000

BEDROOMS 3	INTERNAL 1,270 SQ FT 118 SQ M	OUTDOOR 148 SQ FT	COUNCIL Hammersmith & Fulham
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band E
BATHROOMS 2	TENURE Share of Freehold		LENGTH OF LEASE 990 years



The Property

A beautifully presented three-bedroom flat across the first and second floors.

Entering the flat, the reception and kitchen form a generous open-plan space with good ceiling height and windows filling the space with light. The kitchen is well-designed in a contemporary style, flowing seamlessly into the reception area, with a breakfast bar providing space of informal dining, while also giving plenty of room for soft seating and entertaining.

The property is presented in very good condition throughout, decorated in a contemporary style. Notable features include the open-plan reception layout, high ceilings and multiple outdoor spaces across both floors. The Principal bedroom also benefits from air conditioning.





The Bedrooms

The first floor comprises a well-proportioned double bedroom with built-in storage and access to a Juliet balcony, as well as a second bedroom and family bathroom.

Ascending to the second floor, the principal bedroom is a large, light-filled room with ample storage, an en-suite shower room and a private Juliet balcony. A spacious terrace, accessed via the landing, provides an additional outdoor space, while eaves storage completes the accommodation.







Outdoor Spaces & The Neighbourhood

The property also benefits from a spacious terrace and two Juliet balconies, accessed from the principal and second bedrooms.

Wardo Avenue is a quiet residential street in Fulham, ideally positioned moments from the many restaurants, cafés and shops of Munster Village and Fulham Road. Parsons Green and Putney Bridge Underground stations are within easy reach, alongside various local bus routes providing excellent transport links.

The River Thames and Bishop's Park are also nearby, offering scenic riverside walks and green open spaces. The King's Road in Chelsea is easily accessible, providing an excellent choice of further shopping and dining options.



APPROXIMATE INTERNAL AREA

1,270 SQ FT / 118 SQ M

INCLUDING LIMITED USE AREA &
EAVES STORAGE

184 SQ FT / 17 SQ M

OUTSIDE AREA

148 SQ FT / 14 SQ M





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