

# Wardo Avenue, SW6

Fulham, London

 LAWSONRUTTER







## Wardo Avenue

London SW6

£700,000

Share of Freehold

A well presented two bedroom ground floor purpose built Victorian maisonette, with a private garden, on one of Fulham's most sought after roads. There are two bedrooms one of which retains an original fire place, a reception room also with the original fire place, a bathroom and a generous kitchen dining room which opens on to a garden. Furthermore, there is the opportunity, subject to the usual consents, to extend in to the side return of the property, to create a fabulous open plan kitchen living space. Wardo Avenue is ideally located for the excellent bars and restaurants of the Munster and Fulham Roads and is within walking distance to Bishops Park, the Thames Path and Nuffield health club, as well as Parsons Green underground station (District Line). Offered with a share of freehold and no forward chain, early viewing of this superb property is highly recommended.



Wardo Avenue, SW6  
Approximate Gross Internal Area  
71.53 SQ.M / 770 SQ.FT

**\* A WELL PRESENTED VICTORIAN MAISONETTE ON THIS FAVOURED ROAD \***  
**\* TWO BEDROOMS \* RECEPTION ROOM \***  
**\* KITCHEN DINING ROOM \***  
**\* BATHROOM \* PRIVATE GARDEN \* PRIVATE ENTRANCE \***  
**\* ABILITY TO ENLARGE SUBJECT TO THE USUAL CONSENTS \***  
**\* NO FORWARD CHAIN \* SHARE OF FREEHOLD \***

All viewings by appointment through our **Fulham Office:**  
**T: 020 7731 3636**  
**E: fulham@lawsonrutter.com**  
 347 Fulham Palace Road, London SW6 6TB

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own



Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.