

# Marryat Square, Wyfold road SW6

Fulham, London

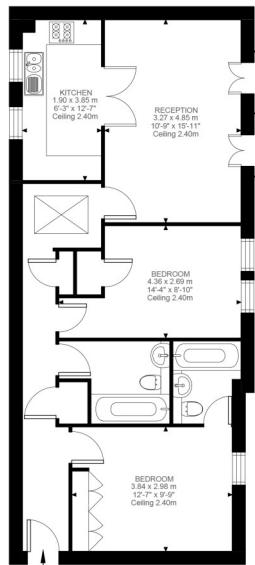
 LAWSONRUTTER





## Marryat Square, Wyfold road London, SW6

**£650,000**  
**Share of Freehold**



Second Floor  
712 ft<sup>2</sup>

Wyfold Road, SW6  
Approximate Gross Internal Area  
66.15 SQ.M / 712 SQ.FT

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

An immaculate two double bedroom, two bathroom lateral apartment with allocated secure off street parking, in this quiet favoured gated development in the heart of the Munster Village area of Fulham. With only two flats on the floor, this incredibly bright property is very quiet. There is a generous reception dining room with doors that open on to a Juliette balcony, a fully fitted kitchen with AEG appliances, a master bedroom with a lovely en-suite bathroom, a further double bedroom and a family bathroom. Moreover, both bedrooms have fitted cupboards, there is excellent hallway storage and access to a loft space for storage too. Furthermore, the windows in the reception room and bedrooms have been recently replaced with good quality wood double glazed units and the kitchen also has doubled glazed windows as well. Marryat Square is located on Wyfold Road, a stone's throw from the shops, bars and restaurants on the Munster Road and is also walking distance to Parsons Green underground station (District Line). Offered with a share of freehold, a lease in excess of 965 years and no onward chain, early viewing is recommended.

**\*AN IMMACULATE LATERAL APARTMENT**

**\*FAVOURABLE GATED DEVELOPMENT IN THE MUNSTER VILLAGE AREA OF FULHAM**

**\*TWO DOUBLE BEDROOMS \*TWO BATHROOMS (ONE EN-SUITE) \*RECEPTION ROOM**

**\*FULLY FITTED KITCHEN \*PLENTY OF BUILT IN STORAGE**

**\*ALLOCATED SECURE OFF STREET PARKING**

**\*SHARE OF FREEHOLD & LEASE IN EXCESS OF 965 YEARS \*NO ONWARD CHAIN**

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

