



WYFOLD ROAD, SW6
£1,250,000 FREEHOLD

Located in the sought-after Munster Village, this beautifully presented double fronted three-bedroom home offers bright and versatile living across 1,562 sq. ft, with a private south facing balcony perfect for entertaining.

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DESCRIPTION:

You enter into a vestibule which then leads to a spacious open-planned double reception room, dining room and kitchen. The reception room boasts double bay windows allowing plenty of natural light to flood the space. The kitchen has a modern sleek finish with a breakfast bar and plenty of storage. At the rear of the property, off the reception room is a family style, multi-purpose room fitted with built-in storage and large windows.

Stairs lead up to the first floor which comprises of three good-sized double bedrooms. The largest of the rooms has an ensuite bathroom and overlooks the pretty tree-lined street. All three bedrooms have built-in wardrobes and there is a family bathroom that serves the other two bedrooms.

The top floor hosts a snug room which offers flexible use. This floor also provides access to the private south-east facing balcony. There is excellent storage throughout the house including a cellar space.

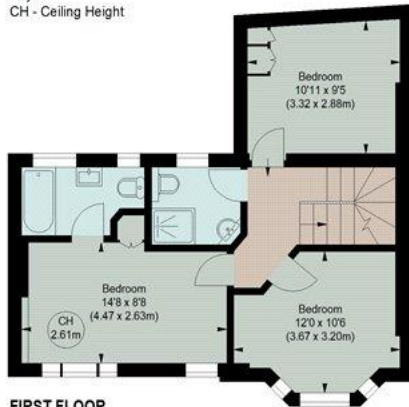
Wyfold Road is a popular residential street within easy reach of Fulham Broadway and Parsons Green underground stations (District Line), offering excellent access to the West End and the City. The area benefits from a vibrant selection of local shops, cafes, and restaurants, as well as nearby green spaces and highly regarded schools.



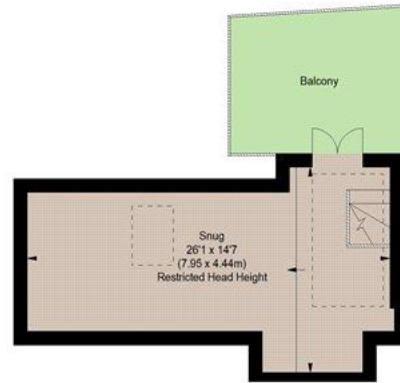


WYFOLD ROAD SW6
Approximate gross internal area
1562 sq ft / 145.11 sq m

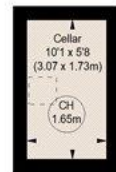
Key :
CH - Ceiling Height



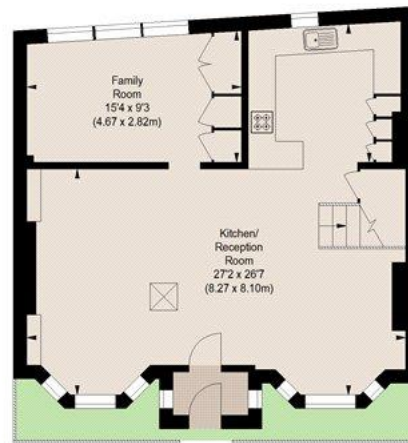
FIRST FLOOR
(513 ft²)



SECOND FLOOR
(296 ft²)



CELLAR
(57 ft²)



GROUND FLOOR
(696 ft²)

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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