



Waldemar Avenue, SW6

£450,000 *Leasehold*



A charming and well-located one bedroom flat benefiting from a secluded private south-west facing garden; located within a well-maintained period building, this spacious flat offers approximately 520 sq. ft of thoughtfully designed living space.



Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property features a large open-plan reception room and kitchen with generous proportions, creating an ideal area for relaxing or entertaining. The modern kitchen is well equipped with contemporary appliances and ample storage.

The double bedroom is bright and benefits from an attractive bay window, providing plenty of natural light, and is served by a well-appointed and newly refurbished bathroom. The flat further benefits from a private garden, offering a wonderful extension of the living space—perfect for al fresco dining or enjoying the warmer months.

Waldemar Avenue is ideally situated just moments from the shops, cafés and restaurants of Fulham Road and Parsons Green. The green open spaces of Bishops Park and Hurlingham Park are nearby, while excellent transport links include Putney Bridge and Parsons Green underground station (District Line) and numerous bus routes providing easy access into Central London and beyond.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Leasehold
Term: 946 years and 5 months
Service Charge: £1,181 per annum
Ground Rent: £50 Annually (subject to increase)
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed

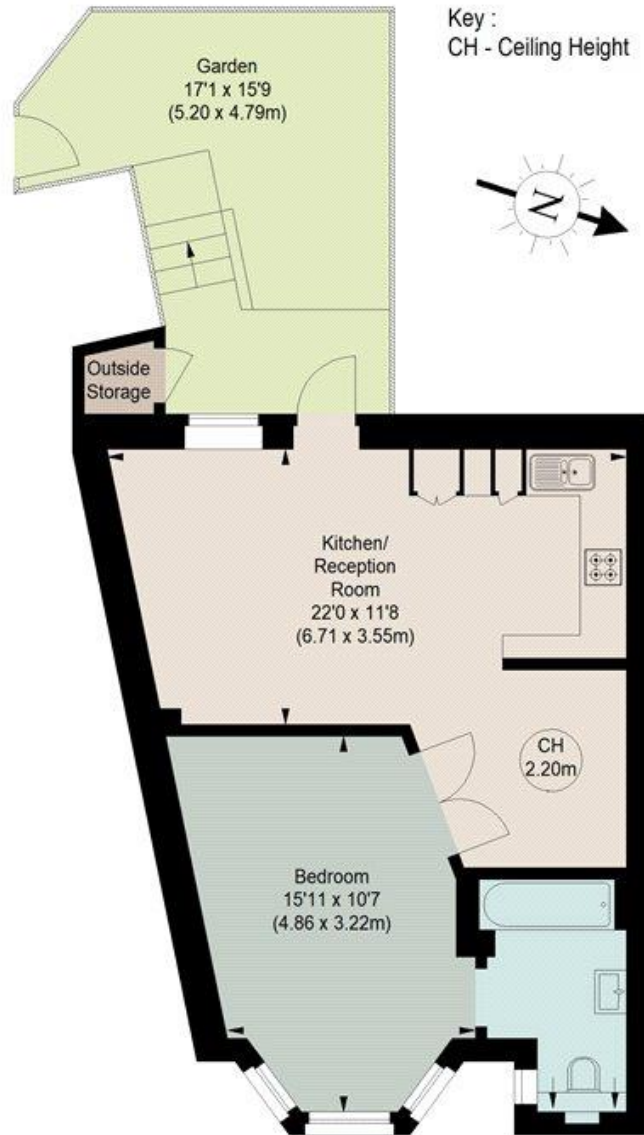


WALDEMAR AVENUE, SW6

Approximate gross internal area

520 sq ft / 48.31 sq m
(Excluding Outside Storage)

Outside Storage
8 sq ft / 0.74 sq m



LOWER GROUND FLOOR

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.

Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.