



**BURNFOOT AVENUE, SW6**  
£595,000

**Carter Jonas**

## FLAT 6, 30 BURNFOOT AVENUE, SW6

A bright, beautifully presented top (second floor) flat offering almost 800 sq. ft of well laid out space and wood floors throughout featuring a delightful open plan south facing reception room and a well-equipped kitchen. There are two double bedrooms (one with fitted wardrobes), a modern bathroom, separate W/C and a study. Additionally, the property benefits from an allocated off street parking space and storage area.

Burnfoot Avenue is an extremely popular and quiet residential street which is close to the shops and restaurants on Fulham Road. Parsons Green (District Line) and Putney Bridge (District Line) underground stations are both 0.5 miles away.

### AMENITIES

- 2 Bedrooms
- 1 Reception room
- Spacious kitchen
- 1 Bathroom
- Off street parking space
- Additional storage area

**TENURE** Leasehold (114 years and 4 months)

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** To be confirmed

**A BRIGHT, BEAUTIFULLY PRESENTED TOP (SECOND FLOOR) TWO BEDROOM FLAT OFFERING ALMOST 800 SQ FT OF WELL LAID OUT SPACE.**



Classification L2 - Business Data

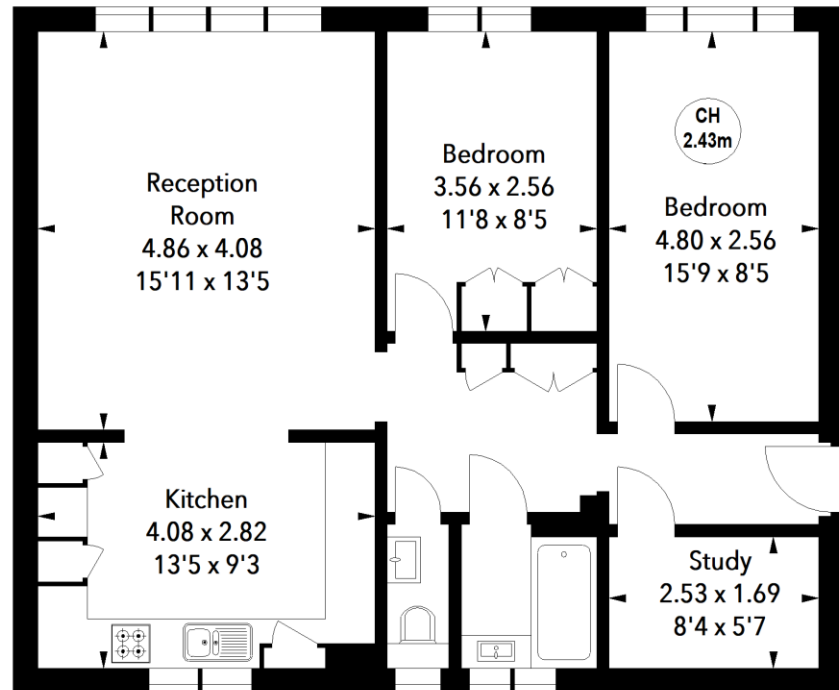


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## Burnfoot Avenue, SW6

Key :  
CH - Ceiling Height

Approximate Area = 73.76 sq m / 794 sq ft



### Second 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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#### IMPORTANT INFORMATION

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