



**WALDEMAR AVENUE, LONDON, SW6**  
**£875,000**

**Carter Jonas**



# WALDEMAR AVENUE, LONDON, SW6

A fabulous bright, upper floor split level flat featuring on the second floor an immaculate guest bathroom with separate shower, a double bedroom with fitted wardrobes and beautiful principal bedroom with walk in wardrobe and ensuite shower room. On the top floor is a well-equipped granite counter kitchen with lovely views East over the rooftops and a spacious reception/dining room opening onto delightful west facing balcony with further views towards the city. Further benefits include a share of freehold.

Waldemar Avenue is close to the smart shops and restaurants of the Fulham Road and the popular cafes on the Fulham Palace Road. Putney Bridge Underground Station (District Line) is 0.5 miles and Parsons Green Underground Station (District Line) is 0.7 miles. Bishops Park, with Fulham Palace, renovated children's playground, riverside walks, and tennis courts is moments away.

## AMENITIES

- 2 Bedrooms
- 2 Bathrooms
- Upper Floor without Lift
- Balcony
- Share of Freehold

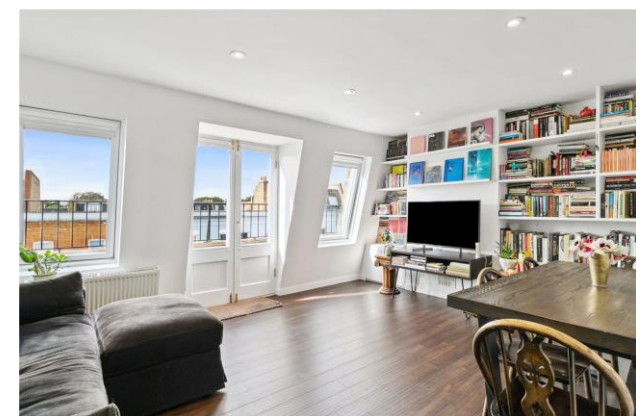
**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

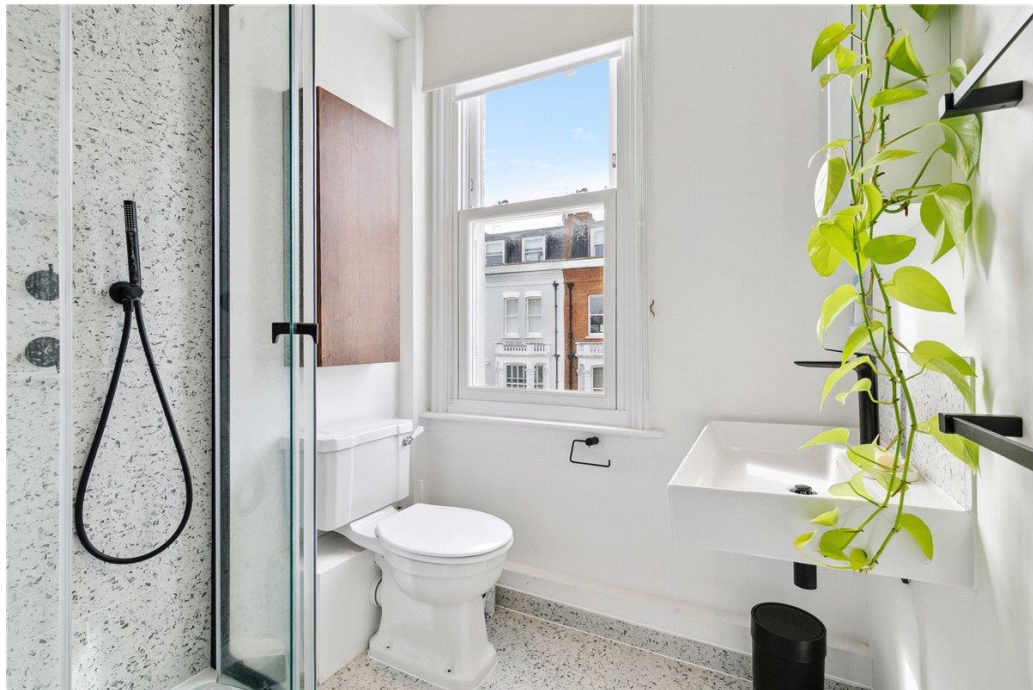
**COUNCIL TAX BAND** E

## A FABULOUS BRIGHT, RECENTLY REFURBISHED UPPER FLOOR SPLIT LEVEL FLAT WITH 2 BEDROOMS, 2 BATHROOMS AND A BALCONY.



Classification L2 - Business Data




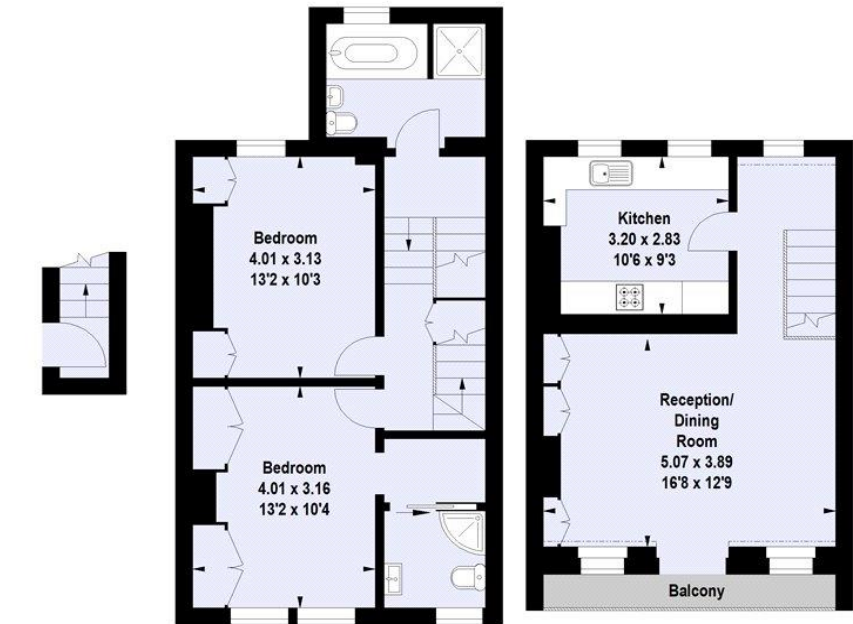




Waldemar Avenue, SW6

Approximate Floor Area = 85.4 sq m / 919 sq ft  
Including Limited Use Area (0.65 sq m / 7 sq ft)

 = Reduced head height below 1.5m

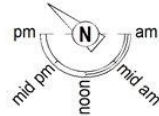


First Floor  
Entrance  
1.8 sq m / 19 sq ft

Second Floor  
47.8 sq m / 514 sq ft


Third Floor  
35.9 sq m / 386 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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>	67	71
(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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