



**WYFOLD ROAD, LONDON, SW6**  
£800,000

**Carter Jonas**

# WYFOLD ROAD, LONDON, SW6

A beautifully presented second floor purpose built apartment (with lift) offering over 800 sq. ft of space with secure parking, which features a spacious kitchen/dining/reception room with west facing balcony. The principal bedroom has fitted wardrobes, en-suite shower room and balcony. There is a second double bedroom with fitted wardrobes and guest bathroom. Further benefits include underfloor heating throughout, entry phone system, lift, private parking space and a communal roof terrace.

Middleton House is located on Wyfold Road between Fulham Palace Road and Munster Road with Munster Village's independent shops, cafes and restaurants and riverside walks close by. Parsons Green (0.9 miles) and Putney Bridge (1.0 mile) Underground Stations are both on the District Line.

## AMENITIES

- 2 Bedrooms
- Kitchen/Dining Reception Room
- 2 Balconies
- 1 Bathroom
- En-suite shower room
- Lift
- Private Parking
- Communal Roof Terrace
- Leasehold 233 years remain

**TENURE** Leasehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

**A BEAUTIFULLY PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT (WITH LIFT) OFFERING OVER 800 SQ. FT OF SPACE WITH SECURE PARKING.**



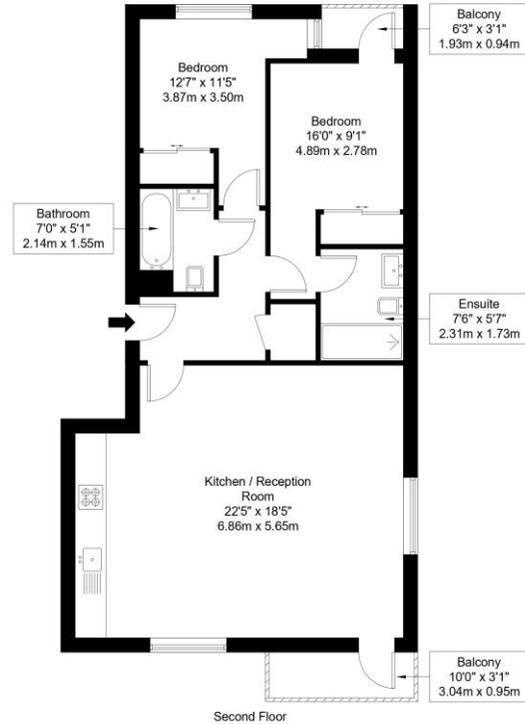


# Wyfold Road, SW6 6AL

Approx Gross Internal Area = 74.57 sq m / 803 sq ft

Balconies = 4.7 sq m / 50 sq ft

Total = 79.27 sq m / 853 sq ft



Ref :

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**BLEU  
PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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