

L·D·B

SALES, LETTINGS
& MANAGEMENT



8D WYFOLD ROAD, FULHAM, LONDON, SW6 6SJ

LOCATED IN THE HEART OF THE DESIRABLE MUNSTER VILLAGE, THIS DELIGHTFUL ONE-BEDROOM FLAT OFFERS A PERFECT BLEND OF CHARM, COMFORT, AND CONVENIENCE, SITUATED ON THE FIRST FLOOR OF A CLASSIC RED-BRICK MANSION BLOCK ON WYFOLD ROAD.

UPON ENTERING, YOU ARE GREETED BY A BRIGHT AND INVITING LIVING SPACE ADORNED WITH LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT, CREATING AN AIRY AND WELCOMING AMBIANCE. THE NEUTRAL COLOUR PALETTE ENHANCES THE SENSE OF SPACE WHILE PROVIDING A CANVAS FOR PERSONALIZATION.

THE BEDROOM IS GENEROUSLY PROPORTIONED AND BATHED IN SUNLIGHT, BOASTING AMPLE CLOSET SPACE AND PLUSH CARPETING.

THIS FLAT BENEFITS FROM BEING PART OF A WELL-MAINTAINED MANSION BLOCK THAT IS CONVENIENTLY LOCATED IN MUNSTER VILLAGE, RESIDENTS ENJOY EASY ACCESS TO AN ARRAY OF AMENITIES, INCLUDING SHOPS, CAFES, RESTAURANTS.

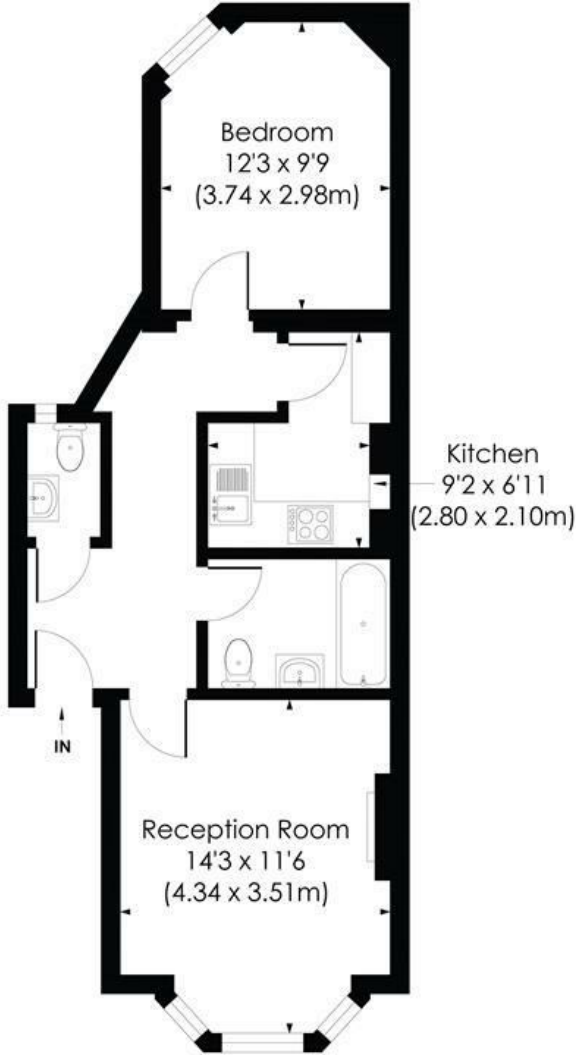
- LARGE SEPARATE LOUNGE
- SPACIOUS BEDROOM WITH BUILTIN STORAGE
- RED BRICK MANSION BLOCK
- 953 YEAR LEASE
- GREAT LOCATION
- ENTRYPHONE

£450,000

WYFOLD ROAD, SW6

Approx. Gross Internal Floor Area

506 Sq. ft/47.02 Sq. m



FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		72	85
England & Wales	EU Directive 2002/91/EC		