



STURGES
LONDON

Munster Road, Fulham
£750,000 Leasehold



- **Substantial 2 Double Bedroom Maisonette**
- **Outstanding 26' x 17' Light Filled Kitchen/Reception**
- **South West Facing Balcony**
- **Approximately 1023 sq ft [98 sq m]**
- **Large, Luxurious Bathroom**
- **Additional Utility Room/Storage Area**
- **Extremely Well Maintained & Attractive House**
- **Fabulous Location only 100m from Fulham Road**



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An extremely well presented 2 double bedroom maisonette extending to approximately 1023 sq ft [98 sq m] forming the top two floors of this substantial converted terraced house incredibly well located only 100 m from the vibrant Fulham Road in the broad Parsons Green area of Fulham.

This fully modernised property, thoroughly renovated in 2017, centres around its stunning dual aspect 26' x 17' light filled open plan kitchen/reception, with a pretty south west facing balcony, spanning the whole first floor. On the upper floor are two large double bedrooms and a wonderful large high specification bathroom with luxurious freestanding bathtub and large separate shower cubicle.

In addition the apartment provides, a rarity in converted flats, an additional utility/storage room at the same time as offering substantial eaves storage.

The location of the property just metres from Fulham Road, within an extremely well maintained house, allows for easy access to the sought after boutiques, pubs (some of Fulham's most popular), bakeries and cafes lining this buzzy section of the road. Transport links are excellent with Parsons Green underground station (District Line) located nearby and some of South West London's most desirable bus routes running directly into Central London and the West End.

NB. Some interior photos to this part furnished property have been digitally enhanced.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: E

Lease: To be confirmed.

Service Charges: To be confirmed.

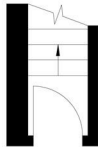
Ground Rent: To be confirmed.

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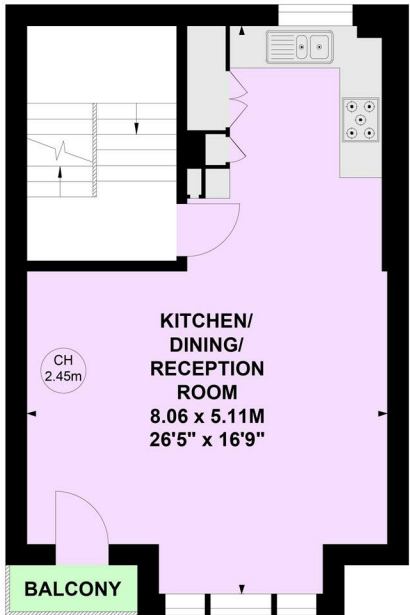
Munster Road, SW6

Approximate gross internal area
97.90 sq m / 1054 sq ft

Key :
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.