



**BURNFOOT AVENUE, LONDON, SW6**  
OIEO £2,150,000

**Carter Jonas**



# BURNFOOT AVENUE, LONDON, SW6

On the ground floor is a bright bay fronted double reception room with plantation shutters, gas fire, crittal style glass sliding doors and wood floors. This leads to a fabulous kitchen/dining/family room with AEG oven and combi-oven, Elica Induction hob with inbuilt extractor, integrated dishwasher, Quooker hot tap, wine cooler, and sliding doors leading out to the AstroTurf South West facing garden. Further benefits include a ground floor WC, underfloor heating throughout the kitchen, a Salus remote controlled heating system and a utility room in the cellar.

On the first floor is the principal double bedroom with fitted wardrobes, plantation shutters, a walk-through wardrobe and en-suite bathroom with separate shower. A further double bedroom with fitted wardrobe, en-suite shower. Plus, an office/study, completes the first floor.

On the top floor are the third and fourth double bedrooms, a family bathroom and ample eaves storage.

Burnfoot Avenue is close to the shops and restaurants in Munster Village and Fulham Road with Fulham Palace, Bishops Park and leafy walks along the Thames nearby. Parsons Green underground station (District Line) is a 0.5mile walk and the area is well served by local bus routes.

## AMENITIES

- 4 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms and Ground Floor WC
- Study
- Period House
- Garden

**TENURE** Freehold

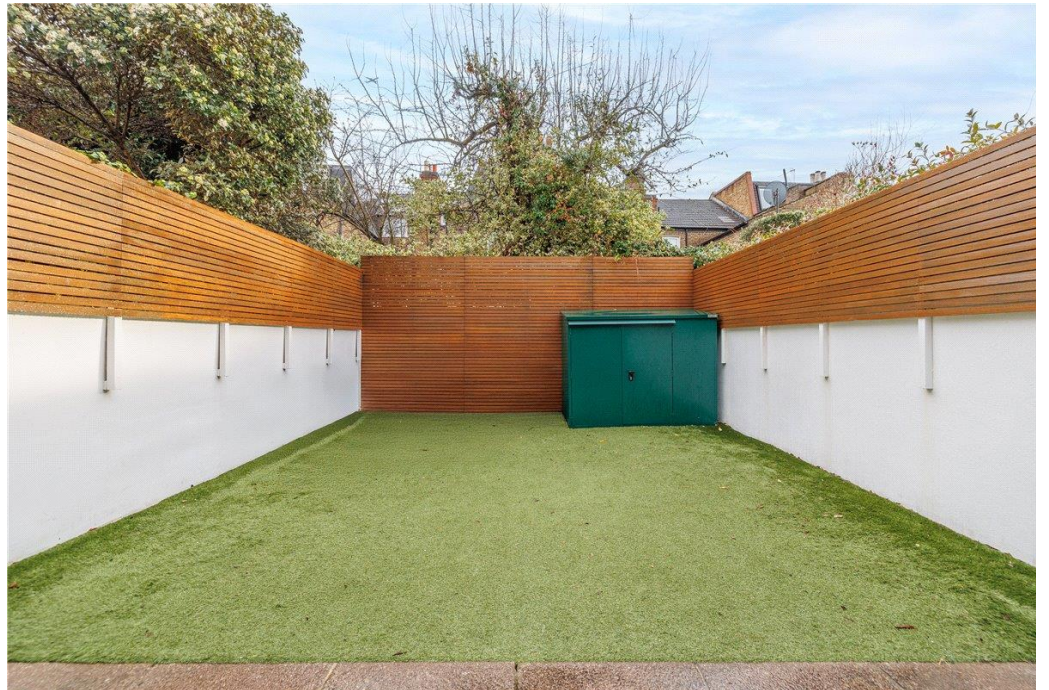
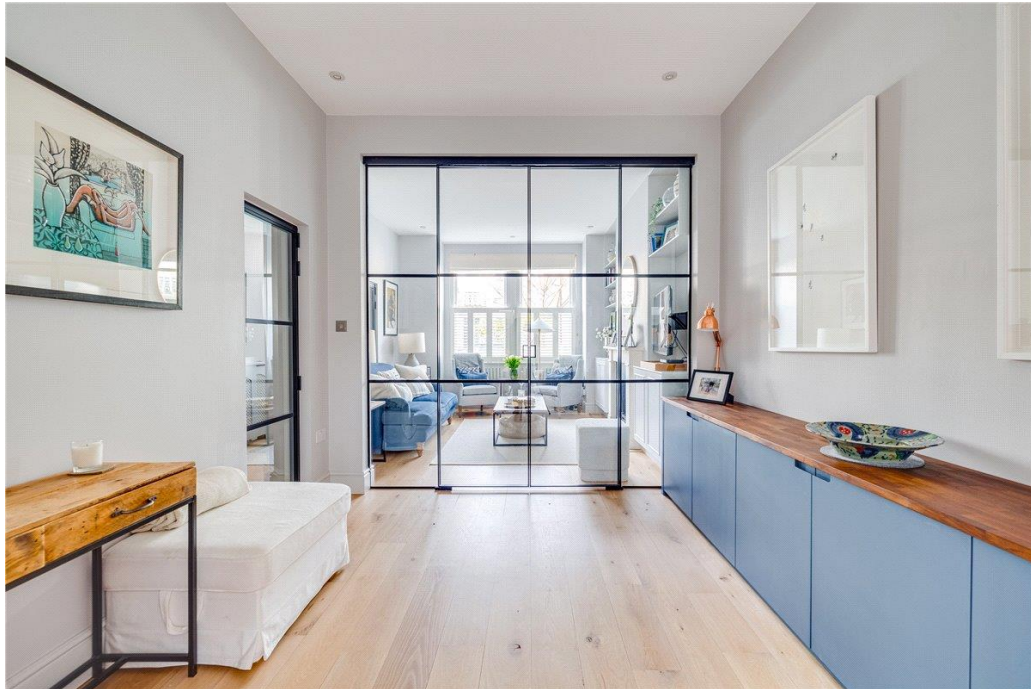
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C

## A STUNNING IMMACULATELY REFURBISHED AND EXTENDED PERIOD TERRACE HOUSE WITH SOUTH WEST FACING GARDEN OFFERING CIRCA 2000 SQ FT OF SPACE.



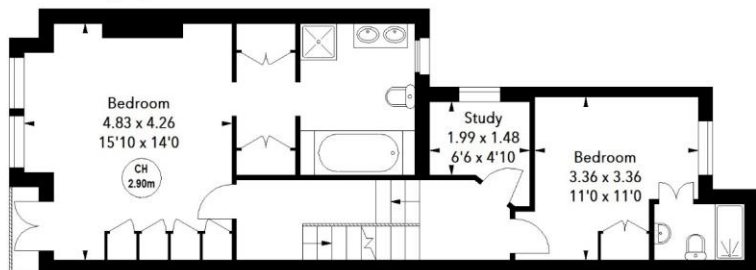






Burnfoot Avenue, SW6  
Approximate Area = 189.89 sq m / 2044 sq ft  
(Including Eaves Storage)  
Eaves Storage = 6.78 sq m / 73 sq ft

Key :  
CH - Ceiling Height



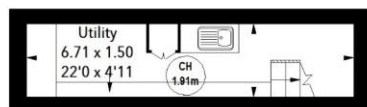
First Floor

Approx. 57.60 sq m / 620 sq ft



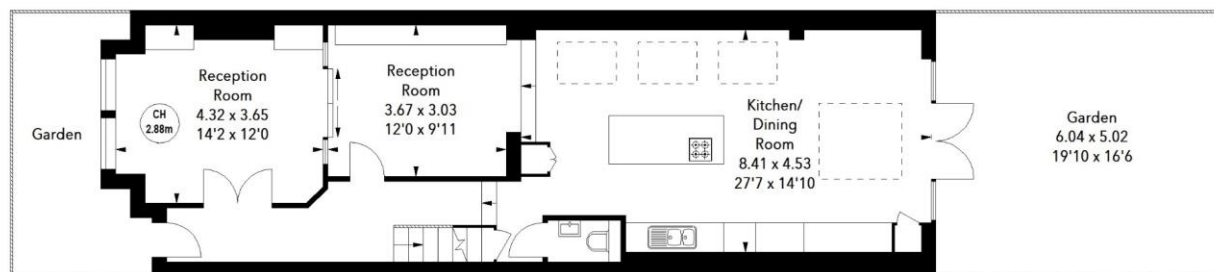
Second Floor

Approx. 45.61 sq m / 491 sq ft



Lower Ground Floor

Approx. 10.03 sq m / 108 sq ft



Ground Floor

Approx. 76.64 sq m / 825 sq ft

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>		84
(69-80) <b>C</b>	77	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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