



MARRYAT SQUARE, WYFOLD ROAD, SW6

£865,000

Carter Jonas

MARRYAT SQUARE, WYFOLD ROAD, SW6

A FABULOUS 2 BEDROOM, MEWS STYLE HOUSE WITH SOUTH FACING GARDEN AND PARKING IN THIS SECURE, GATED DEVELOPMENT.

A beautifully presented terraced modern house in a secure gated complex featuring a well equipped kitchen and a spacious reception/dining room opening onto the good sized south facing patio garden.

On the top floor is the main bedroom with fitted wardrobes and en suite shower room. A second double bedroom and guest bathroom completes the second floor. Further benefits include a loft and secure underground parking space.

Marryat square is a popular modern development on Wyfold Road between Fulham Palace Road and Munster Road with Munster Village's independent shops, cafes and restaurants close by. Parsons Green is the closest tube station (District Line 0.9 miles).

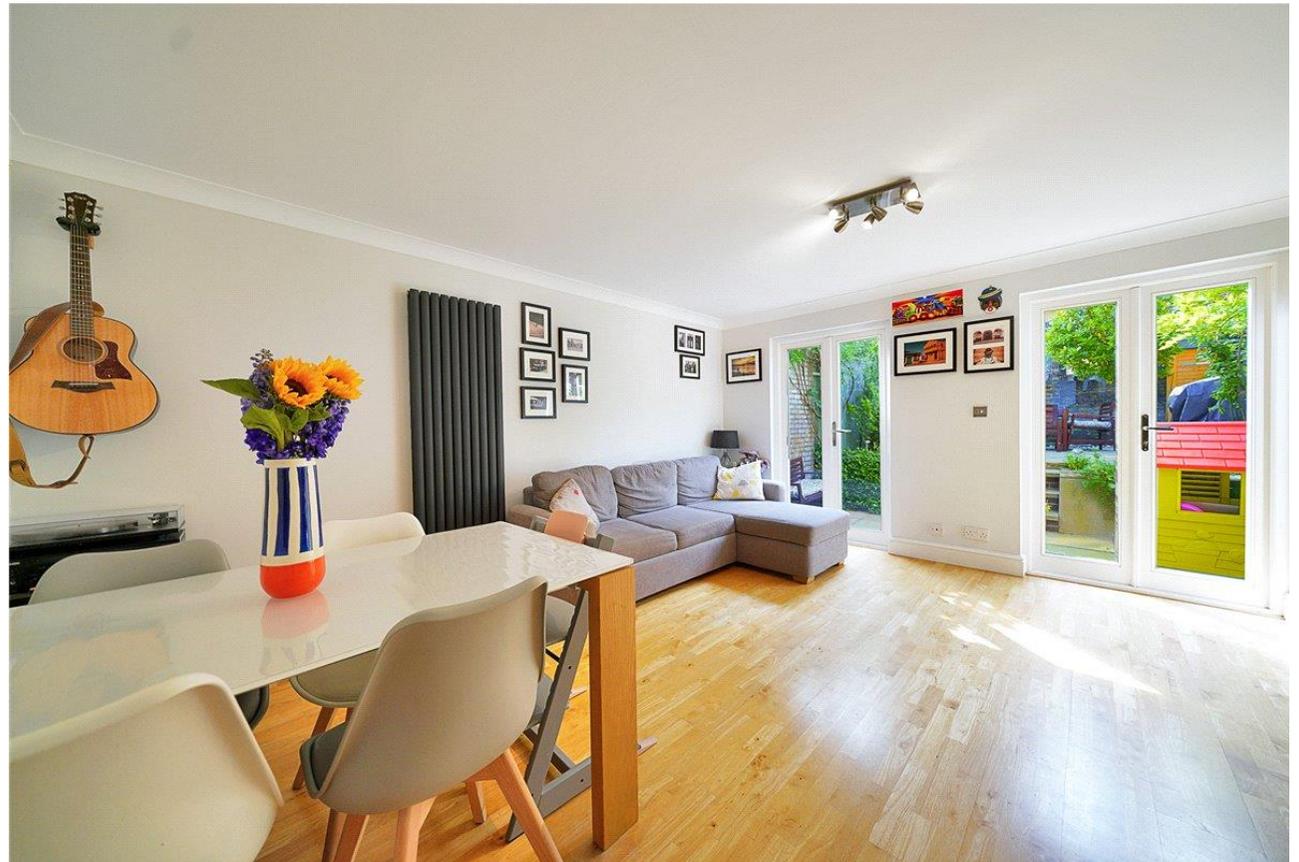
AMENITIES

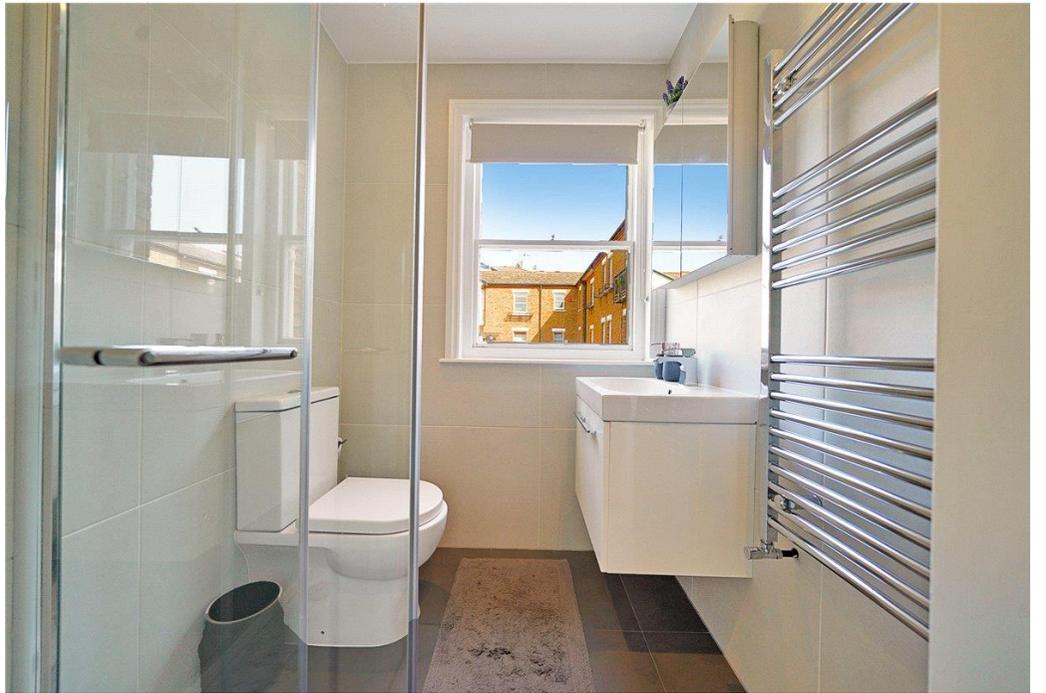
- 2 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Patio Garden
- Underground Parking
- Share of Freehold

TENURE Share of Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C





Wyfold Road, SW6 6UA

Approx Gross Internal Area = 70.2 sq m / 756 sq ft

Reduced Headroom / Eaves = 1.80 sq m / 19 sq ft

Total = 72 sq m / 775 sq ft

 Reduced headroom below 1.5m / 5'0"



Ref :

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		87
(89-80)	C	73	
(75-68)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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