



DERE CLOSE, LONDON, SW6
£1,200,000

Carter Jonas

DERE CLOSE, LONDON, SW6

A STUNNING FOUR DOUBLE BEDROOM HOUSE AVAILABLE IN THIS GATED DEVELOPMENT SITUATED IN THE HEART OF MUNSTER VILLAGE.

A fabulous secure gated modern end of terrace four-bedroom house with off street parking for two cars. The property features on the ground floor a bright well-equipped kitchen, a spacious reception/dining room with doors leading onto the south facing garden with useful side access. On the top floor is the principal bedroom with en-suite shower room, fitted wardrobes and a balcony.

Three further double bedrooms (all with fitted wardrobes) a family bathroom and an additional ensuite shower room completes the upper floor accommodation. The property has very good storage space throughout and an integrated sound system. Further benefits include a ground floor WC and off-street parking for two cars.

Dere Close 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 and Putney Bridge are the closest tube stations (District Line).

AMENITIES

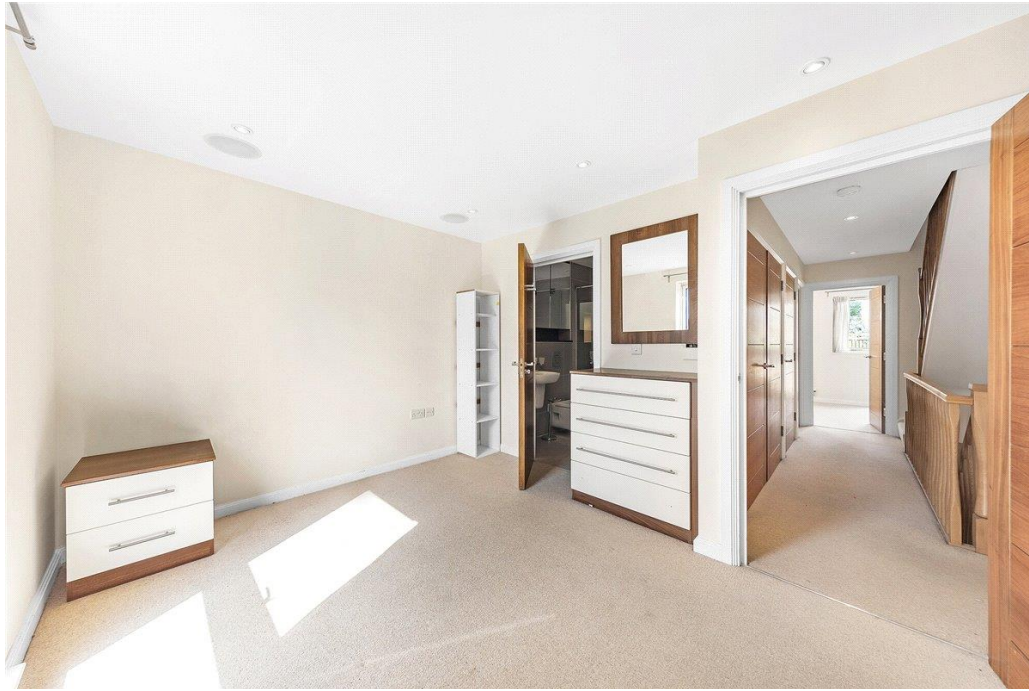
- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- End of Terrace
- Garden
- Off Street Parking

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C





Dere Close, SW6

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
(Excluding Areas With Reduced Headroom)
Reduced Headroom = 0.4 sq m / 4 sq ft
Total = 132.6 sq m / 1427 sq ft



Ground Floor
46.9 sq m / 505 sq ft
(Including Reduced Headroom)

First Floor
47.0 sq m / 506 sq ft

Second Floor
38.7 sq m / 416 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Classification L2 - Business Data