



MABLETHORPE ROAD, LONDON, SW6  
£600,000

Carter Jonas



# MABLETHORPE ROAD, SW6

A beautifully presented ground floor period conversion flat featuring two double bedrooms (one with fitted wardrobes), a modern shower room, reception/dining room and well equipped kitchen which opens onto the patio garden.

The property is conveniently located in the heart of Munster Village off Munster Road, within easy walking distance to popular local supermarkets, shops, trendy restaurants & cafes, excellent bus links to major tube stations, transport links and the Thames. Multiple options for buses to Earls Court, Fulham Broadway, South Kensington and Hammersmith tube stations.

## AMENITIES

- 2 Bedrooms
- Bathroom
- Kitchen/dining room
- Reception room
- Garden
- Council Tax Band D



**TENURE** Leasehold, 125 years from 28 April 2017

**LOCAL AUTHORITY** Hammersmith & Fulham

**EPC BAND** C



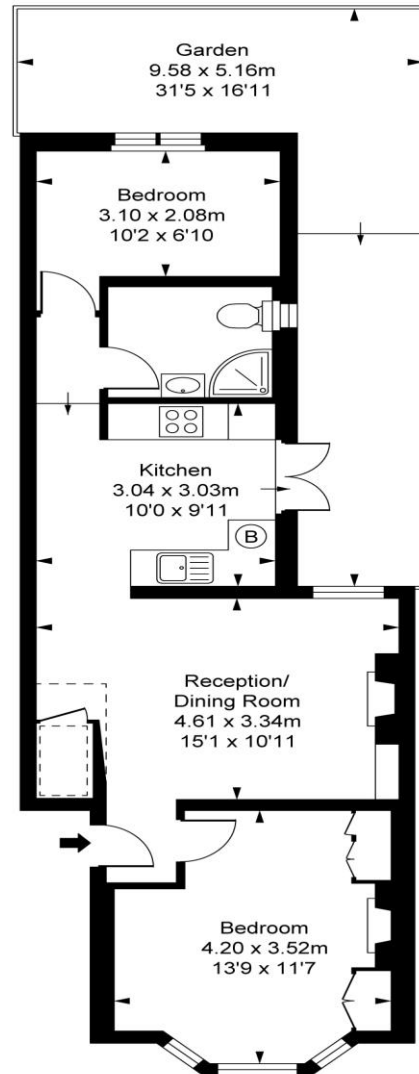
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This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Mablethorpe Road, SW6  
Approximate Gross Internal Area  
53.93 sq m / 581 sq ft

( Including restricted height  
under 1.5m □ □ □ □ □ )  
( CH = Ceiling Heights )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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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