



**280 MUNSTER ROAD  
SW6**

A superb collection of five 1, 2 & 3 bedroom apartments



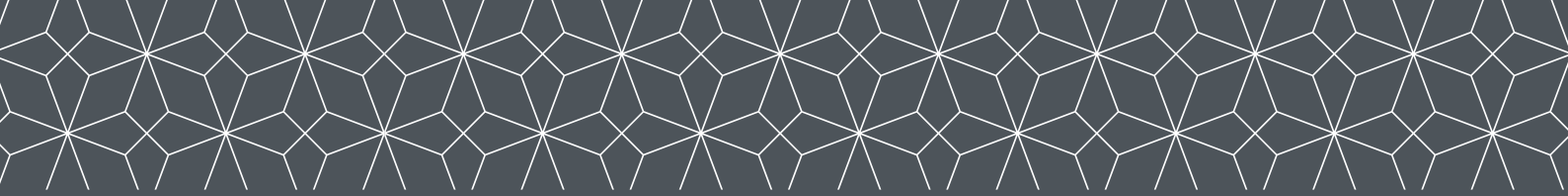
## VILLAGE LIFE IN THE HEART OF LONDON

**280 Munster Road is an outstanding development of just 5 stylish new 1,2 and 3 bedroom apartments. Located in the heart of Munster Village nestled above a retail unit, these outstanding apartments offer the convenience sought from a busy lifestyle.**

Munster village is an established residential area surrounded by tree lined streets of Victorian housing. It is bordered by Central Fulham to the East, Parsons Green to the South, the River Thames to the West and Hammersmith to the North.

Designed with modern living in mind each apartment provides well considered open-plan accommodation finished to an envious specification.





## LOCAL AREA

Meeting the demands of a busy lifestyle, 280 Munster Road is conveniently located in Munster Village which provides a range of independent restaurants, bars, coffee shops and boutiques. The area provides numerous parks and is within close proximity to the delights of the river Thames.

Being popular locations with young professionals, Fulham Broadway and Putney High Street offer a vibrant array of cafes, bars, restaurants, cinemas and supermarkets along with Fulham Broadway and Putney Exchange shopping Centres.



## GREAT CONNECTIVITY

Fulham Broadway tube station (District Line) is situated approximately 1 mile to the south east and provides services east to Victoria (from 15 minutes\*) or north to Edgware Road (from 14 minutes\*).

Barons Court tube station (Piccadilly Line) is situated approximately 0.8 miles to the north and provides services to Knightsbridge (from 10 minutes\*) and Piccadilly Circus (from 15 minutes\*).

Parsons Green tube station (District Line) is situated approximately 0.8 miles to the south east and provides services east to Victoria (from 15 minutes\*) or north to Edgware Road (from 16 minutes\*).

Munster Road is well serviced by bus routes to Hammersmith, Chelsea, West Brompton and beyond.

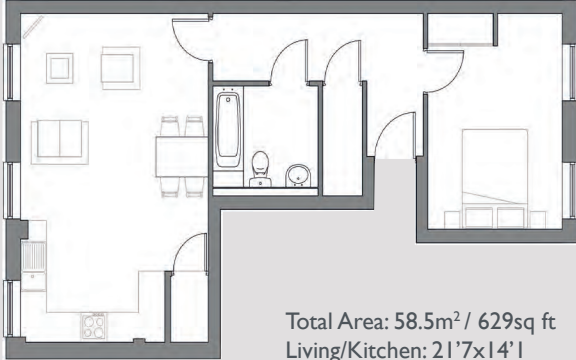
As a condition of the planning permission, leaseholders will not be able to apply for a residents parking permit.



\*Source: Transport for London

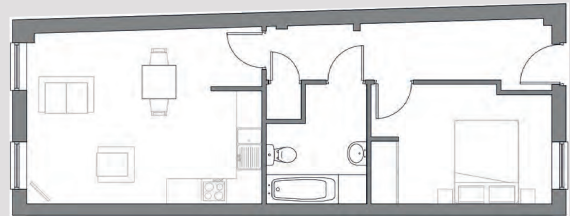
# FLOOR PLANS

## FLAT 1 – One bedroom



Total Area: 58.5m<sup>2</sup> / 629sq ft  
Living/Kitchen: 21'7x14'1  
Bedroom: 14'2x10'1

## FLAT 2 – One bedroom



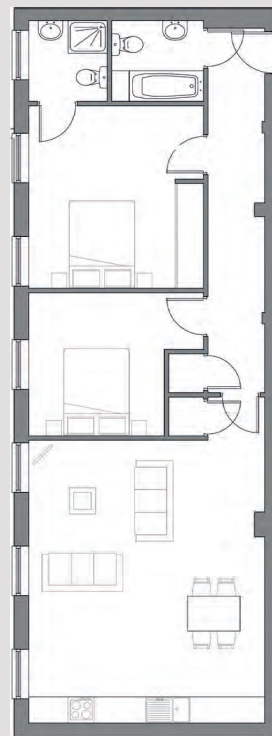
Total Area: 52.5m<sup>2</sup> / 565sq ft  
Living/Kitchen: 18'2x13'4  
Bedroom: 14'x9'4

## FLAT 3 – One bedroom



Total Area: 45.5m<sup>2</sup> / 489sq ft  
Living/Kitchen: 17'8x15'3  
Bedroom: 14'2x10'2

## FLAT 4 – Two bedroom



Total Area: 86.4m<sup>2</sup> / 930sq ft  
Living/Kitchen: 21'3x17'8  
Bedroom 1: 13'8x13'1  
Bedroom 2: 13'1x10'9

## FLAT 5 – Three bedroom



Total Area: 105.7m<sup>2</sup> / 1,137sq ft  
Living/Kitchen: 21'11x18'11  
Bedroom 1: 15'1x11'  
Bedroom 2: 13'8x11'6  
Bedroom 3: 12'x7'4



## INSPIRING INTERIORS

**Purposely chosen interior finishes create luxurious, modern spaces finished to the highest standard.**

Open-plan living spaces offer bespoke anthracite grey kitchens with Bianco Cararra worktops that sit above white ash Amtico flooring. Bathrooms and en-suites are a place of sanctuary finished with white suites, fully tiled walls and Hula Hoop floor tiles from Fired Earth. Internal ladder style doors are hand painted and master bedrooms benefit from built in Amarri wardrobes finished in Hacienda Black with cashmere coloured interiors. Double glazed sash windows, Velux windows and roof lights provide natural light and coffered ceilings conceal LED lighting\*



*\*To selected apartments only*

## THE FINER DETAILS

### Electric oven

- Extractor fan
- Dishwasher
- Fridge / freezer
- Washer dryer
- 1 ½ bowl under mounted stainless steel sink with chrome mixer tap
- Brushed stainless steel sockets

### BATHROOMS

- White Roca bathroom suite featuring stainless steel bath, basin set on vanity unit and close coupled WC with dual flush and soft close lid
- Amarri bath panel finished in Hacienda Black
- Grohe chrome finished mixer tap
- Grohe bath shower mixer with hand shower
- White “Metro” style wall tiles with a mid grey grout
- Fired Earth “Hula Hoop” floor tiles with a mid grey grout
- Wall mounted mirror with LED light
- Chrome plated wall mounted towel rail
- Shaver socket
- Chrome plated toilet roll holder

### SHOWER ROOMS

- White Roca bathroom suite featuring shower tray, basin set on vanity unit and close coupled WC with dual flush and soft close lid
- Grohe chrome finished mixer tap
- Grohe exposed thermostatic shower with hand shower
- White “Metro” style wall tiles with a mid grey grout
- Fired Earth “Hula Hoop” floor tiles with a mid grey grout
- Wall mounted mirror with LED light
- Chrome plated wall mounted electric towel rail
- Shaver socket
- Chrome plated toilet roll holder

### BEDROOMS

- Amarri wardrobes finished in Hacienda Black with cashmere coloured interiors
- Cream carpet with underlay
- Sky point (to master bedroom, subscription required)
- Television and telephone point

### GENERAL FINISHES

- Amtico white ash flooring
- Ladder style internal doors with brushed stainless steel ironmongery
- Square edge skirting and architrave with routed groove
- White compact line radiators with horizontal groves and thermostatic controls
- Wall mounted video entry system
- Sky point to living room and master bedroom (subscription required)

## PEACE OF MIND

Each apartment is sold with a 10 year Premier Guarantee build warranty. In addition purchasers will benefit from a 2 year after-care service from the day of completion to ensure they can focus on the important things in life!

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### SALES AGENT

Viewings by appointment only through sole sales agent  
GL Hearn Ltd

[glhearnnewhomes.com](http://glhearnnewhomes.com)

**E: [munster.road@glhearn.com](mailto:munster.road@glhearn.com)**

**T: 020 3146 5975**

### ADDRESS

Flats 1-5, 280 Munster Road,  
Fulham, London, SW6 6BQ

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