



This impressive five bedroom house is located on the ever popular Stephendale Road in the heart of Sands End, Fulham. With two reception areas, a decked garden and its close proximity to a selection of outstanding schools; this property would make a perfect family home.

Entering the property, the hallway leads to the first reception room which has large windows, a beautifully detailed fireplace and wooden floors throughout. The hallways lead on to a WC and then to the kitchen/dining room at the rear of the property. The kitchen is filled with natural light from the two large skylights, has stylish front and splash backs as well as an integrated range cooker. There are floor to ceiling bi folding doors that lead to the large decked garden from the dining room.

Up the stairs to the first floor are the first three bedrooms which benefit from in-built storage, large windows and the larger bedroom has use of an en suite bathroom. There is also a further full bathroom on this floor. The top floor of the property is home to a further two bedrooms with ample storage and an additional shower room.

The property is situated on Stephendale Road, a short walk from Imperial Wharf station which provides regular London Overground and South Western railway services in and out of London. Parsons Green and Fulham Broadway tube stations are also within close proximity. Stephendale Road benefits from the shops, bars and restaurants of Wandsworth Bridge Road as well as the nearby Sainsburys superstore.











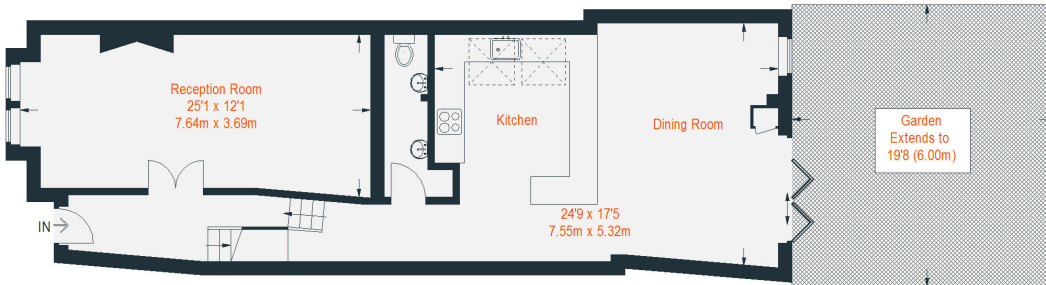
Approximate Gross Internal Area (Excluding Reduced Headroom)
2043 sq ft / 189.9 sq m
Reduced Headroom = 53 sq ft / 4.9 sq m
Total = 2096 sq ft / 194.8 sq m




First Floor = 698 sq ft / 64.9 sq m

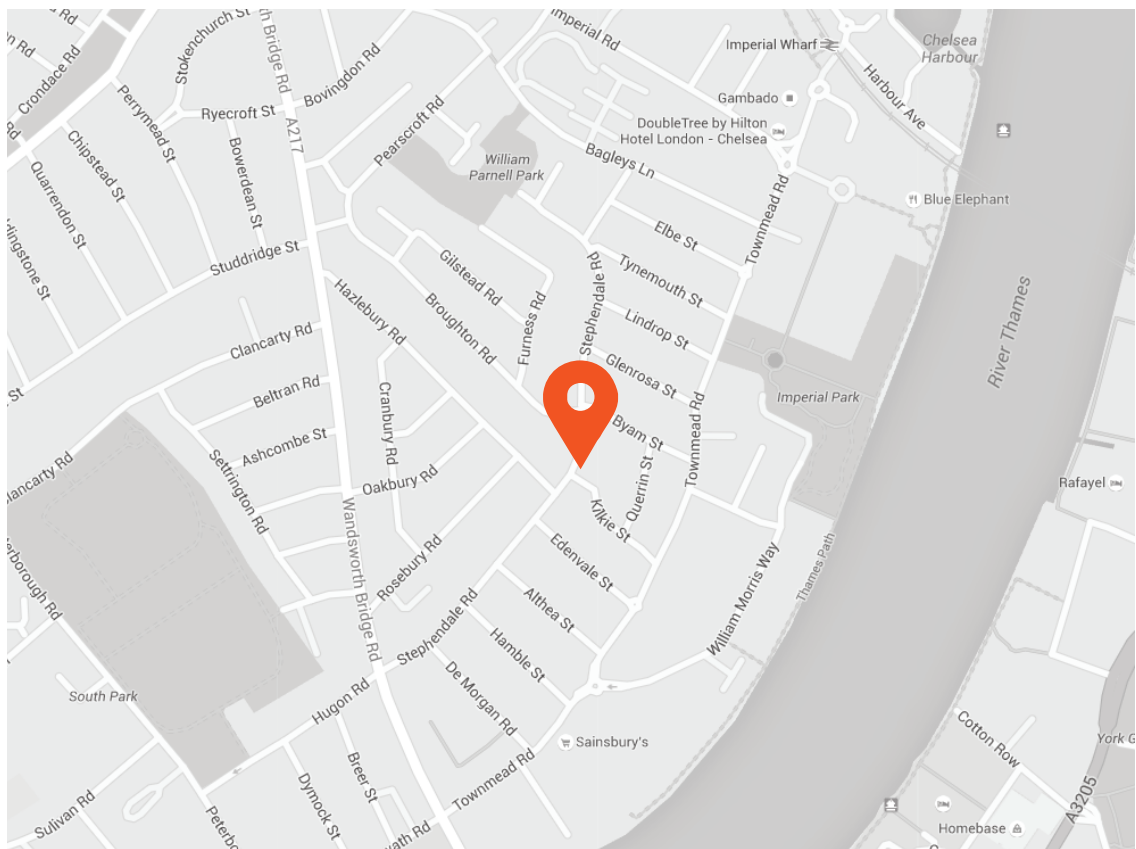


Second Floor (Including Reduced Headroom)
529 sq ft / 49.2 sq m



 = Reduced headroom below 1.5 m / 5'0

Ground Floor = 869 sq ft / 80.7 sq m



Transport Links

- Imperial Wharf (0.5 miles)
- Parsons Green (0.9 miles)
- Fulham Broadway (0.9 miles)

Aspire Fulham South

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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