



A spacious, unmodernised first floor flat, this property has abundant potential for improvement. Laid out as a two bedroom flat with a large reception to the front, two spacious double bedrooms and a small separate eat-in kitchen, it could be easily brought up to a quality that is suitable for modern living.

It also has the potential to purchase the loft space and develop into a very large apartment with either a terrace to the rear or additional living space. This would be subject to relevant permissions, but there is a lot of precedent for such works and the freeholder has a straightforward approach and fairly set costs for loft purchases.

The flats are in a desirable location within Sands End. With Imperial Wharf Station only three streets away, the Sands End Pub around the corner, Imperial Park at the end of the road and the ability to be walking down the river bank within 3 minutes, some may argue that the apartments are positioned almost perfectly.

This apartment is offered to the market with no onward chain.



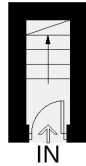




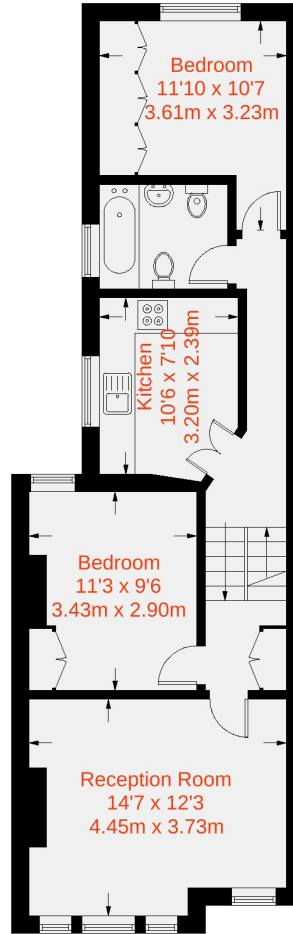




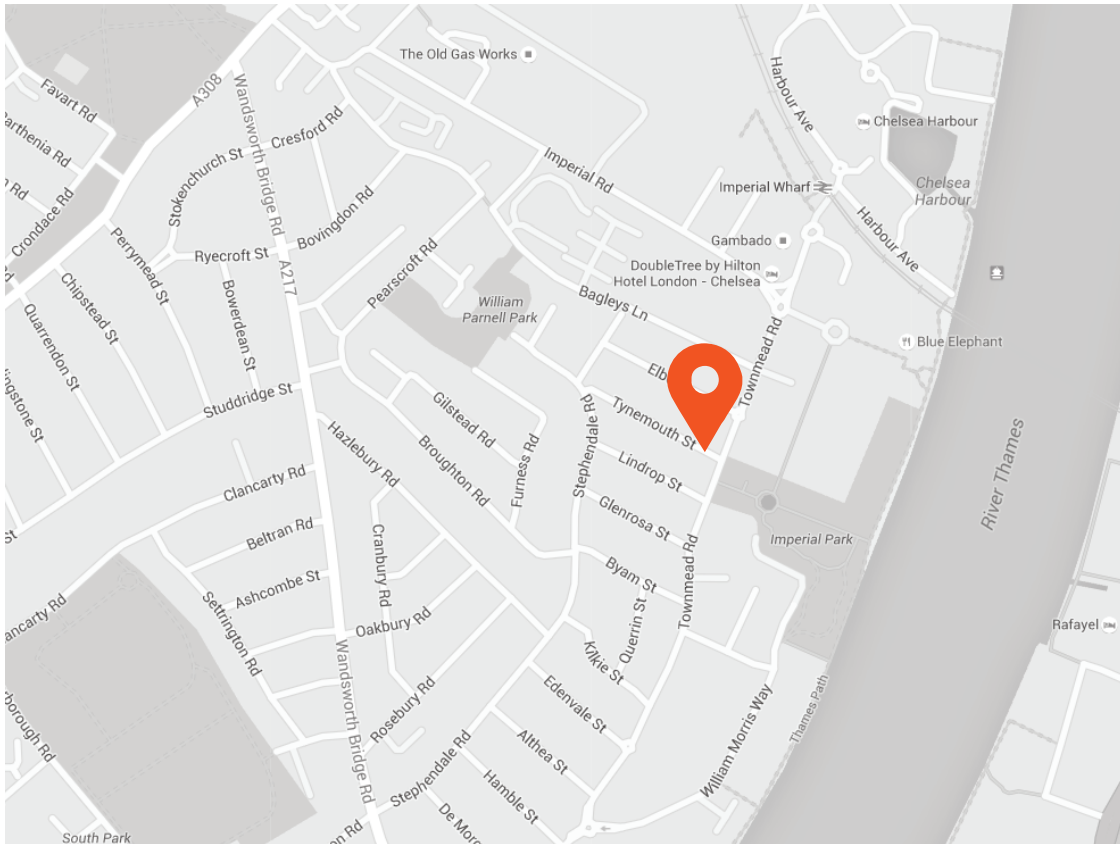
Approximate Gross Internal Area = 640 sq ft / 59.5 sq m



Ground Floor
16 sq ft / 1.5 sq m



First Floor
624 sq ft / 58 sq m



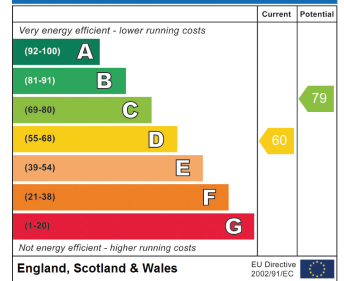
Transport Links

- Imperial Wharf (0.2 miles)
- Fulham Broadway (0.9 miles)
- Parsons Green (1.1 miles)

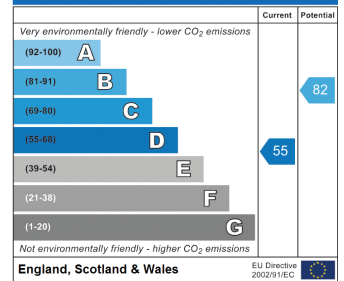
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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