



Set in the heart of Imperial Wharf next to the park and fountain and only a short walk from the riverside, this two bedroom apartment is presented in immaculate order and provides two double bedrooms, two bathrooms and a small patio to enjoy the sunshine.

The property benefits from a 24-7 concierge and two gated entries for maximum security and convenience, while gym membership is included in the service charge.

Tescos Express is nearby, while the Sainsburys super store is a short walk away. A 15 minute walk takes you to the Kings Road, the nightlife of Fulham Broadway and the tube, while the Imperial Wharf station could not be more conveniently located.

The flat comes with private parking available by separate negotiation.







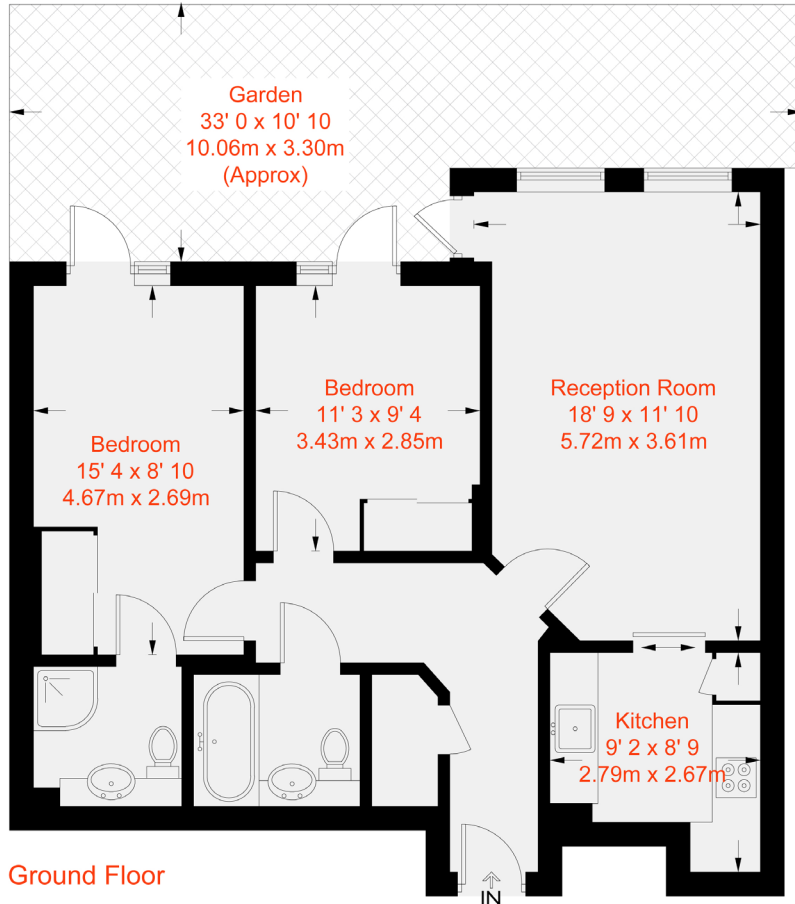




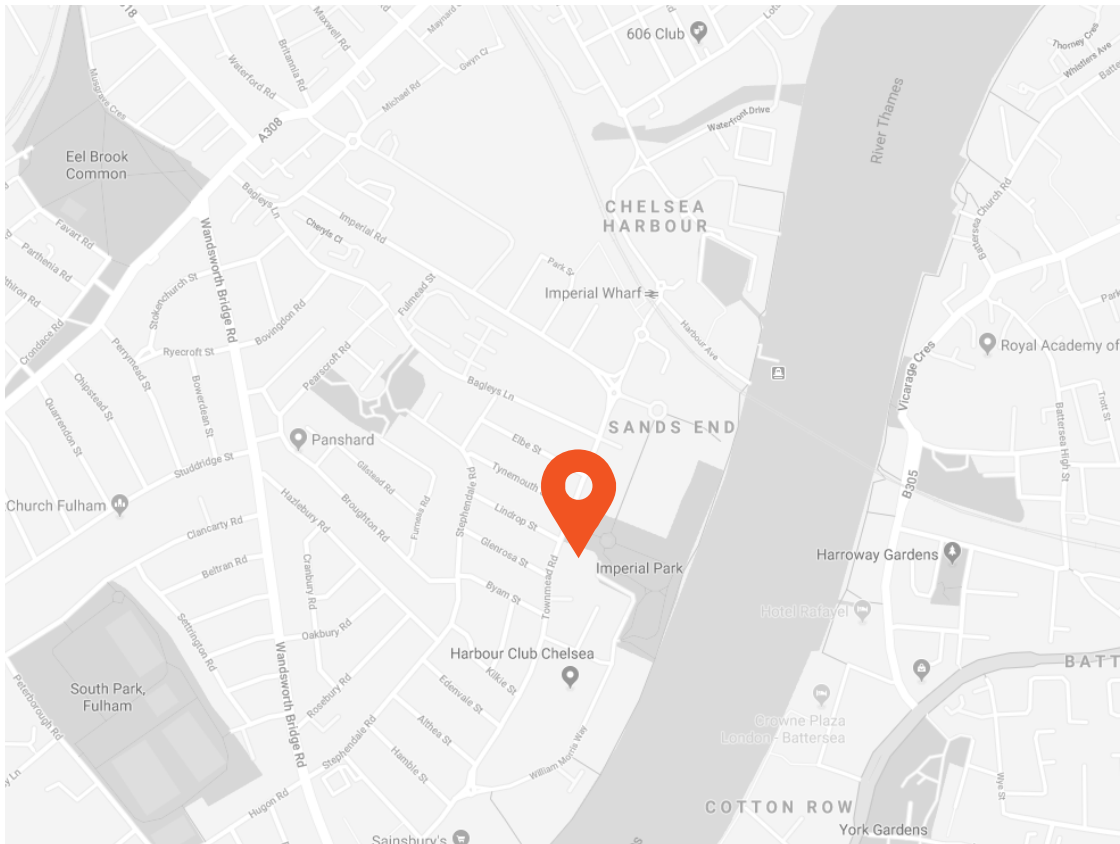




Approximate Gross Internal Area = 734 sq ft / 68.2 sq m







### Transport Links

- Imperial Wharf (0.3 miles)
- Wandsworth Town (1.1 miles)
- Fulham Broadway (1.2 miles)

### Aspire Fulham South

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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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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