



This property is an unusually large (over 1,000 sq ft) and well laid out property that provides incredible bedroom and living space in a beautiful location.

The property benefits from a large kitchen diner - used by a large family for many years, and the classic front reception complete with high ceilings and lots of light provided by the large sash windows that have been double glazed.

There is a large double bedroom and bathroom also on the first floor, while upstairs you will find two bedrooms and a study. Incredible in size and well finished, the property could be further extended with a pod room or roof terrace in line with local planning regulations.

The property is located on Elbe Street which is just around the corner from the popular Sands End pub and Wandsworth Bridge Road where you will discover many other local bars, shops and restaurants.

Transport links are accessible via Fulham Broadway tube station or Imperial Wharf overground station and there are bus routes accessible via Wandsworth Bridge Road leading to Chelsea, Hammersmith and Clapham Junction. There is a river bus service that runs from Chelsea Harbour/ Imperial Wharf with frequent services to Blackfriars and Canary Wharf.











Approximate Gross Internal Area = 942 sq ft / 87.5 sq m  
(Excluding Reduce Headroom / Eaves Storage)

Reduced Eaves Storage = 80 sq ft / 7.4 sq m [ ]=Reduced Head Height

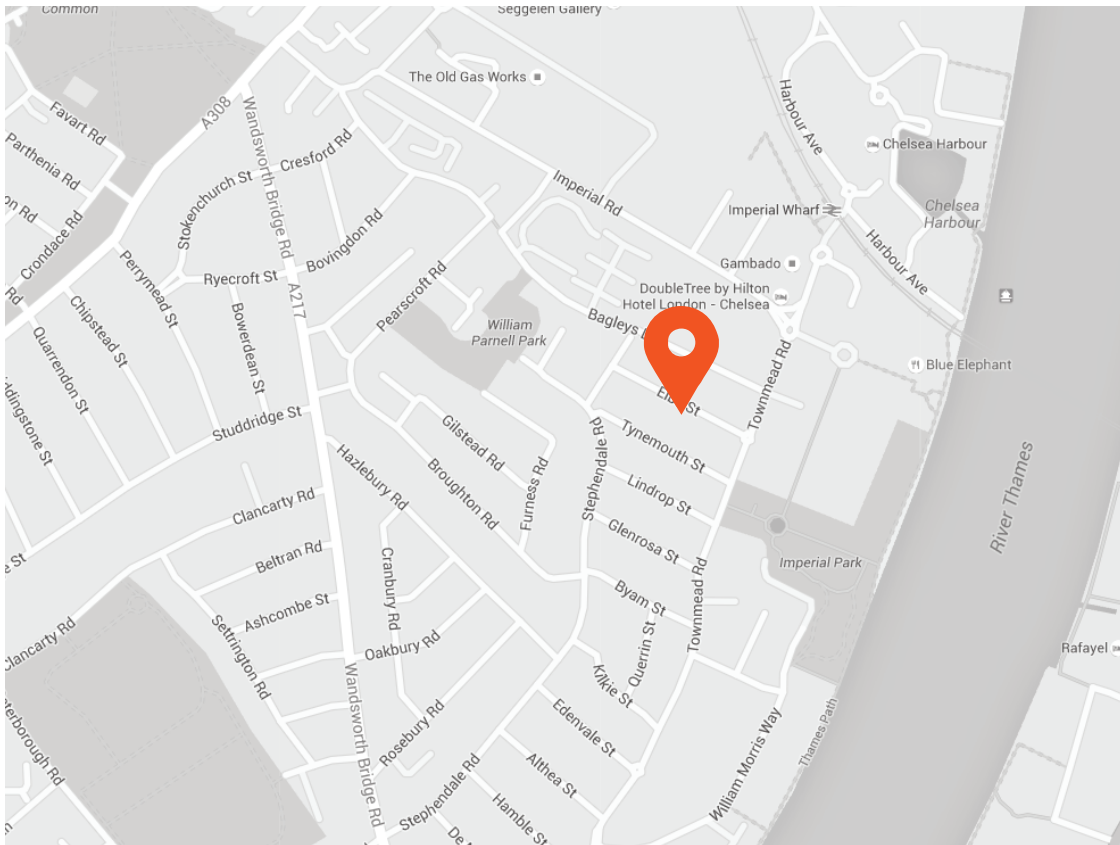
Total = 1022 sq ft / 94.9 sq m



Ground Floor  
25 sq ft / 2.3 sq m

First Floor  
656 sq ft / 60.9 sq m

Second Floor  
341 sq ft / 31.7 sq m



### Transport Links

- Imperial Wharf (0.2 miles)
- Fulham Broadway (0.9 miles)
- Wandsworth Town (1.1 miles)

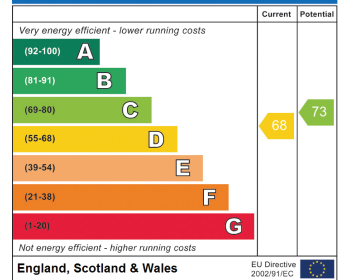
### Aspire Fulham South

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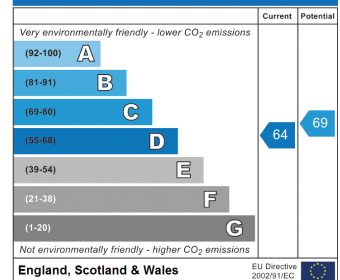
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### Energy Efficiency Rating



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