Beautifully designed throughout, this 1,263 sq ft apartment is a top floor duplex like no others in Fulham. The original construction of the building means that you have high ceilings on every floor, while the flat was constructed to exacting specifications as a high end pied-a-terre in London, so all works and fittings are of the highest standards.

Living accommodation comes in the form of three double bedrooms, while the master suite benefits from a large walk-in wardrobe. The communal bathroom is large and spacious.

The crowning glory of the apartment is the entire second floor, dedicated to a huge kitchen with large dining space leading out to the reception. Over 37 ft in length it is beyond luxurious and an incredible find with high ceilings and period features.

Located on Filmer Road, the property is located just around the corner from the popular Munster Village and it is within walking distance to Fulham Broadway and Parsons Green for the District underground line.
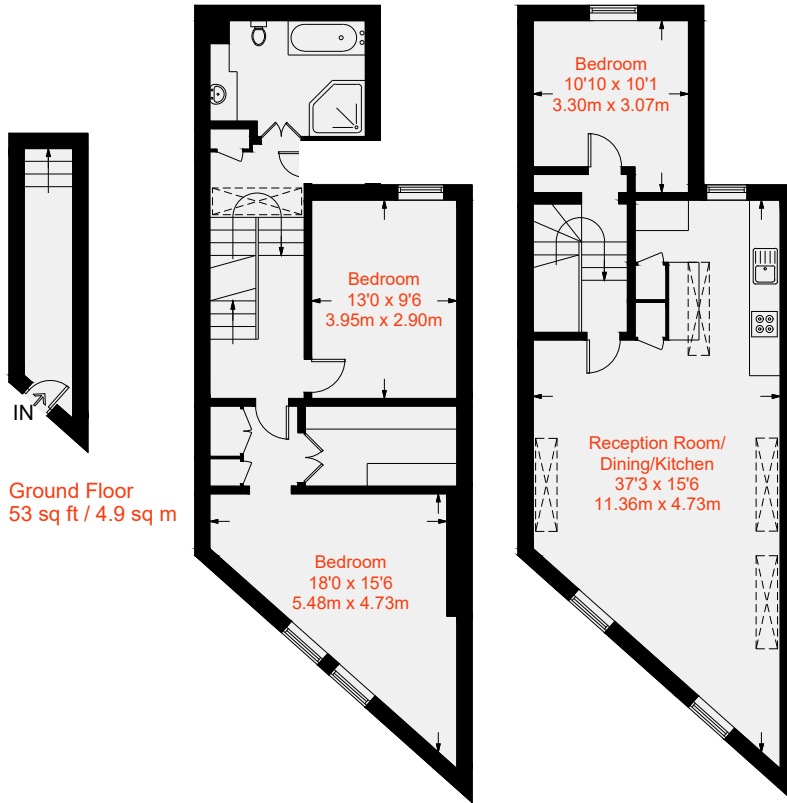
Approximate Gross Internal Area = 1263 sq ft / 117.3 sq m

IN

Ground Floor
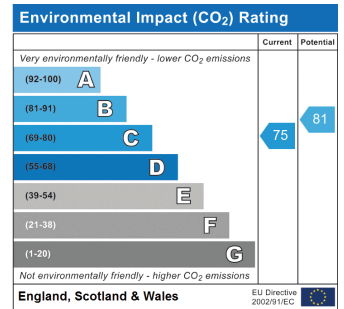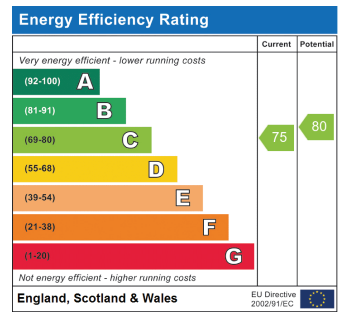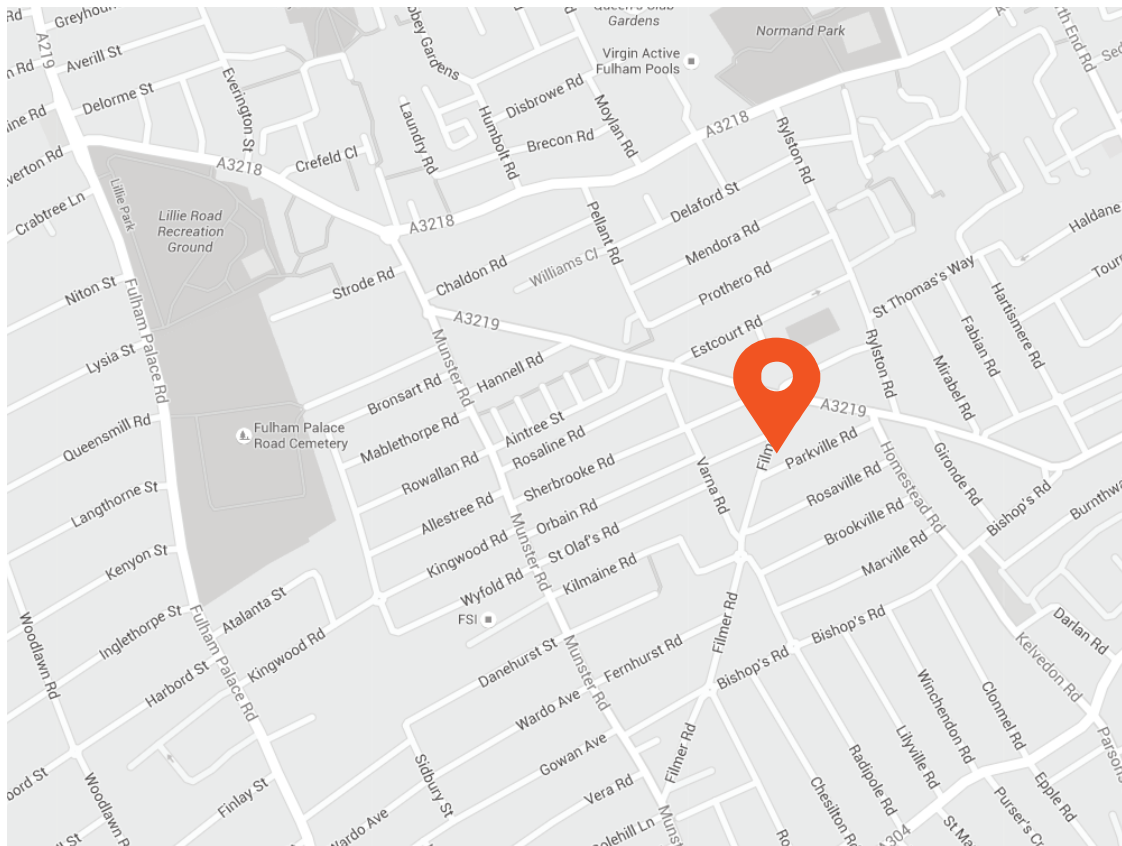53 sq ft / 4.9 sq m

Bedroom
13'0 x 9'6
3.95m x 2.90m

Bedroom
18'0 x 15'6
5.48m x 4.73m

First Floor
605 sq ft / 56.2 sq m

Bedroom
10'10 x 10'1
3.30m x 3.07m

Reception Room/
Dining/Kitchen
37'3 x 15'6
11.36m x 4.73m

Second Floor
605 sq ft / 56.2 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C	75	
(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 CO₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		

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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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Transport Links
- Parsons Green (0.6 miles)
- Fulham Broadway (0.7 miles)
- West Brompton (0.9 miles)

Aspire Fulham South
⁺44 (0) 20 7736 6110
fulham@aspire.co.uk

Aspire Fulham Central
⁺44 (0) 20 7381 7381
c.fulham@aspire.co.uk

The Property Ombudsman   OnTheMarket.com
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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown