



Set on one of the few roads in Sands End offering purpose built Victorian maisonettes, we are delighted to bring to market this wonderfully bright two bedroom garden flat. With the benefit of your own front door, as you enter the property, you really do feel like you are walking into a small house or cottage rather than a flat. You immediately get the sense of having your 'own space' - a rare commodity in a London apartment at this price point. At the front of the property are two well-appointed and generously sized double bedrooms, both with a good amount of built-in storage. Either room could be used as a master. The bathroom in this property is generously sized to the extent it has both a stand-alone bath tub and separate shower. At the rear, there is a separate kitchen and generous sitting room opening out onto a private, south-westerly facing patio garden. The entire property offers 740 square foot of useable living space. The flat is finished to a wonderful standard throughout and feels very bright and airy in every room.

Edenvale Street is set within the Sands End area of South Fulham. Nearby, you have the local amenities of the Wandsworth Bridge Road including bars and restaurants. Sainsbury's supermarket is literally at the end of the street which will cater for all your domestic shopping needs. In terms of transport, you have options. One of the many local bus services take you both into London and South of the river. Imperial Wharf station is around an 8 minute walk away whilst Wandsworth Town mainline is around a 12-15 minute stroll over Wandsworth Bridge. Parsons Green and Fulham Broadway are within a 15 - 20 minute walk with Parsons Green being slightly closer. Should you work in the City, the River Bus from Chelsea Pier will get you to Blackfriars in 16 minutes. For the motorist, a drive Northwards will take you to the A4 and give you easy access out of town. Walking to the Kings Road in SW3 is a pleasant 25 minute stroll. Finally, the property is offered with a share of the freehold and early viewings are highly recommend.





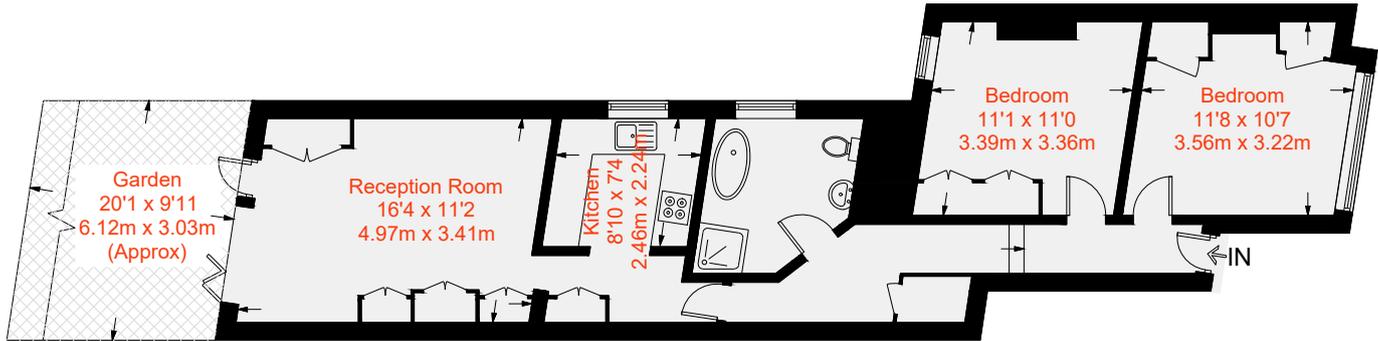




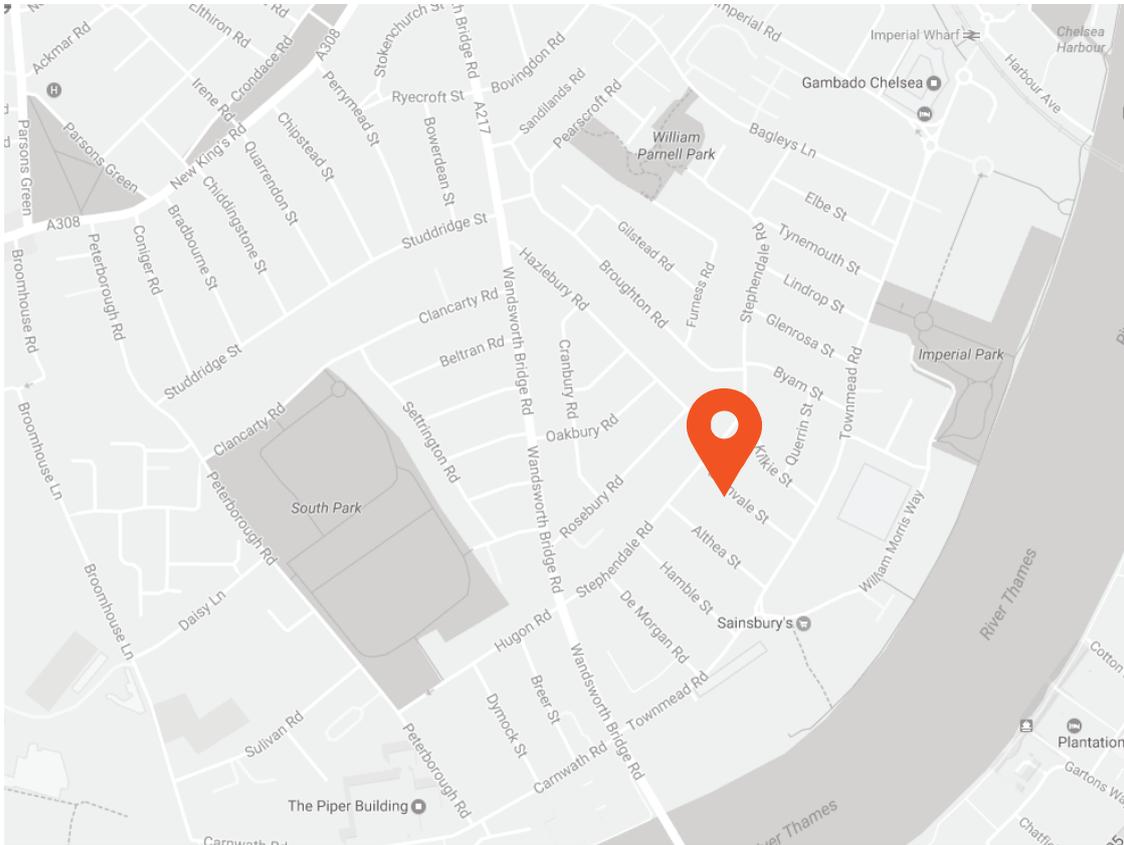




Approximate Gross Internal Area = 740 sq ft / 68.7 sq m



Ground Floor

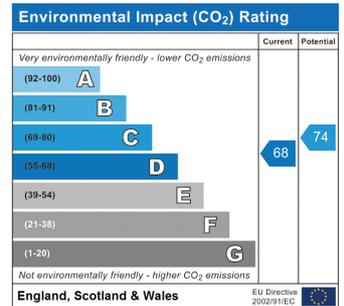
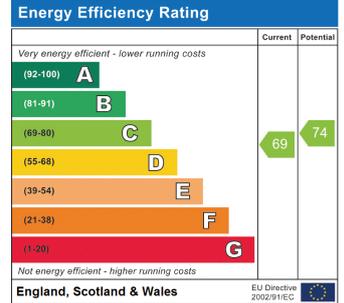


### Transport Links

- Imperial Wharf (0.5 miles)
- Wandsworth Town (0.9 miles)
- Fulham Broadway (1.0 miles)

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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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