



Newly renovated this two bedroom 568 sq ft apartment is situated on the 3<sup>rd</sup> floor in this secure block. Accessible by lift, the apartment provides two double bedrooms as well as a large bathroom. The open plan kitchen reception room is fitted out with incredible lighting and modern kitchen and leads out to a south facing balcony - ideal for the sun. The property even benefits from a large utility cupboard, perfect for laundry and storage.

Situated only moments from Fulham Broadway, the flat is set on a quiet residential road and benefits from private parking communal to the apartments. There is a caretaker who lives on the ground floor keeping the block immaculate and perfect for security.

Cassidy Road is a short walk from Fulham Broadway and Parsons Green station in the heart of Fulham. All the pubs, bars, restaurants and shops of both Fulham Broadway and Fulham Road as well as North End Road are on your door step, but with peace and quiet as your companion.







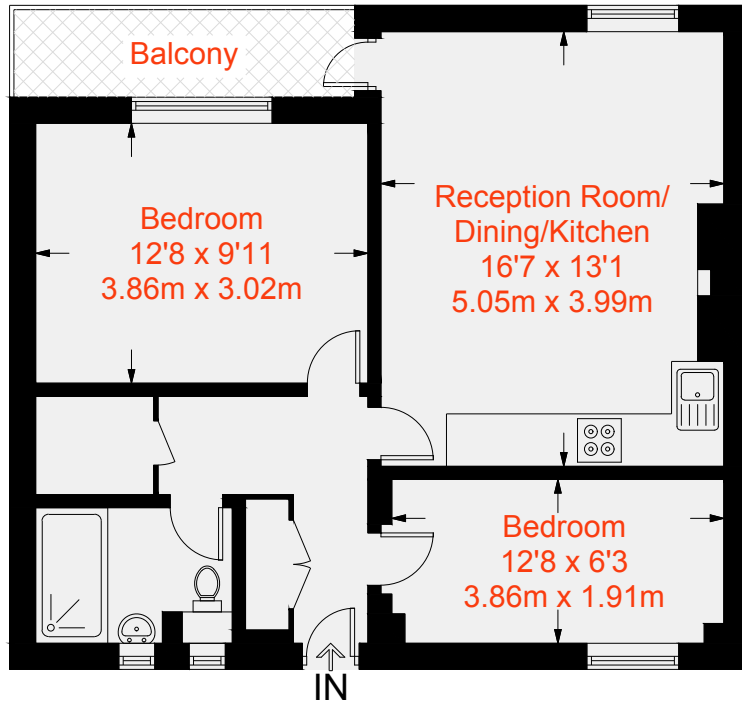






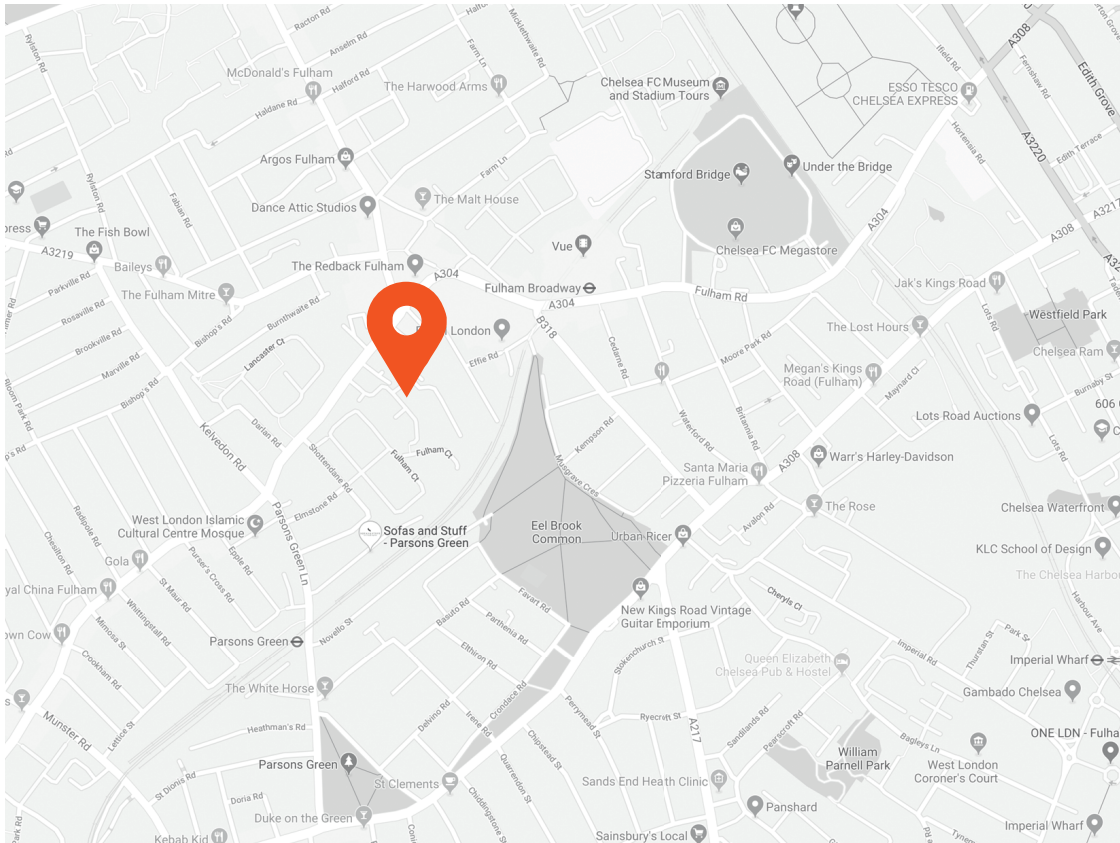


Approximate Gross Internal Area = 568 sq ft / 52.8 sq m



Third Floor





### Transport Links

- Parsons Green (0.3 miles)
- Fulham Broadway (0.4 miles)
- West Brompton (0.8 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		72
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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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