



Located within the popular 'Bury Triangle' of South Fulham, this beautifully finished ground floor flat offers a double reception room, including a dining area at the front of the property, and a separate kitchen in excellent condition that opens out onto the larger than average garden at the rear.

There are two equal sized double bedrooms with ample storage and a spacious shower room.

The property is presented immaculately with no onward chain.

Rosebury Road is close to all the local amenities on the Wandsworth Bridge Road as well as the Sands End pub, Sainsbury's superstore and Imperial Wharf station.



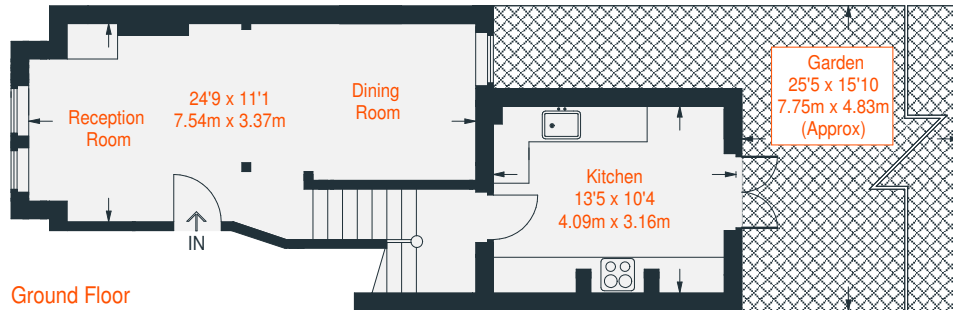




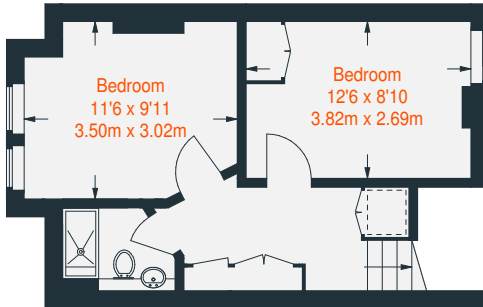




Approximate Internal Floor Area
(Excluding Reduced Headroom) = 768 sq ft / 71.3 sq m
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 773 sq ft / 71.8 sq m

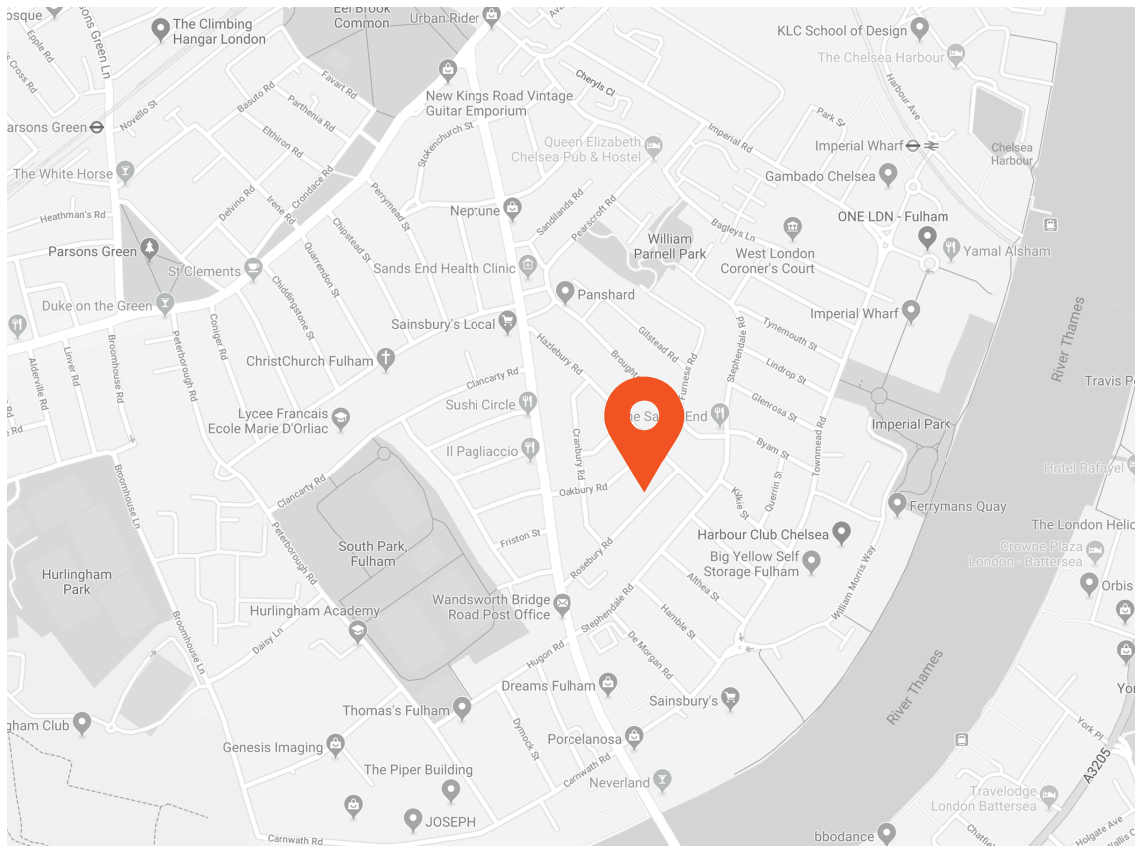


Ground Floor
438 sq ft / 40.7 sq m



 = Reduced headroom below 1.5 m / 5'0"

Lower Ground Floor (Including Reduced Headroom)
335 sq ft / 31.1 sq m



Transport Links

- Imperial Wharf (0.6 miles)
- Wandsworth Town (0.8 miles)
- Fulham Broadway (0.9 miles)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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 CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	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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