



A fantastic top floor maisonette with a private entrance offering three bedrooms, superb living space and a share of the freehold. On the first floor the reception has generous proportions, the kitchen/dining room which was completely refurbished only a few years ago is an excellent size perfect for entertaining, there is a double bedroom and family bathroom with both bath and separate shower. The top floor has also been immaculately finished and comprises the master bedroom, further large double bedroom with Velux windows and eaves storage. Both bedrooms have access to a second spacious family bathroom with dual sinks and shower. All three bedrooms benefit from custom, fitted wardrobes.

Situated within a popular collection of streets within the Sands End area in South Fulham, this property is moments away from the local amenities such as the Sands End pub, Marie d'Orliac and L'Ecole des Petit schools, Imperial Wharf over-ground station, the new Imperial Park and the Thames Path.











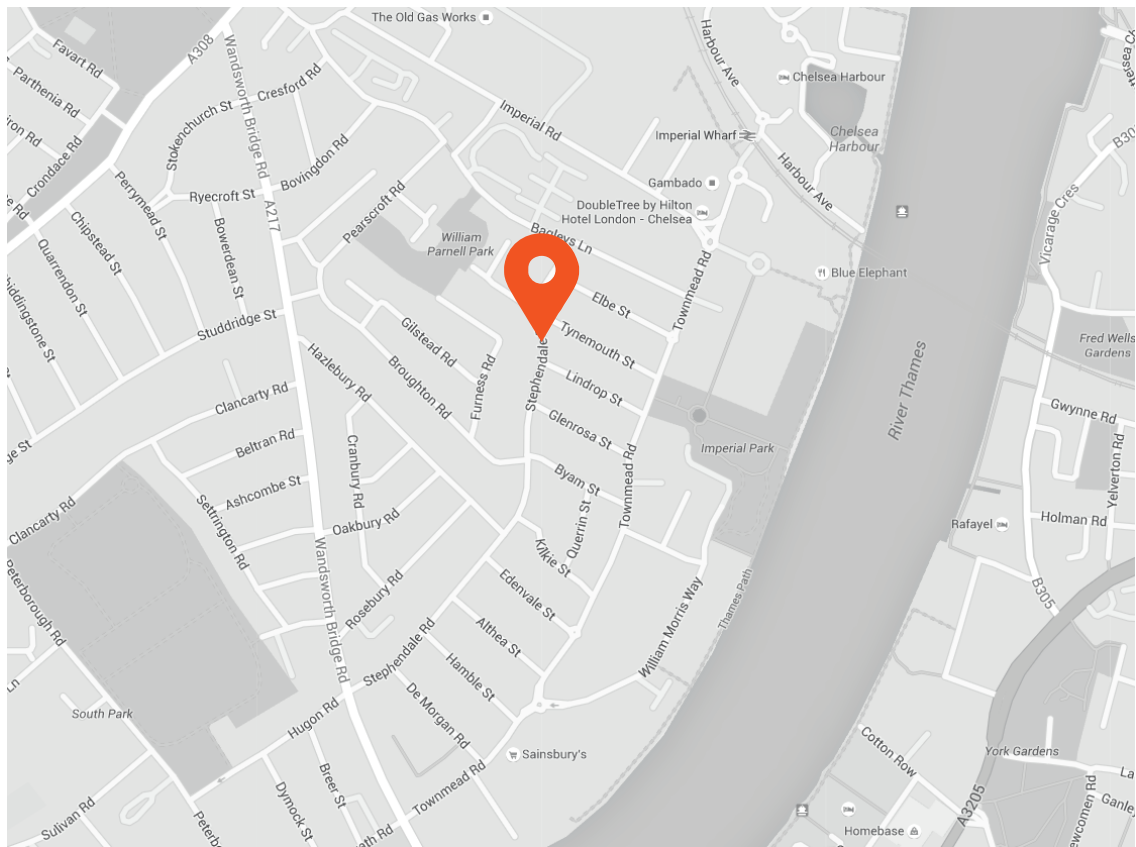
Approximate Gross Internal Area = 1117 sq ft / 103.8 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 63 sq ft / 5.9 sq m  
Total = 1180 sq ft / 109.7 sq m



Ground Floor  
36 sq ft / 3.4 sq m

First Floor = 663 sq ft / 61.6 sq m

Second Floor = 481 sq ft / 44.7 sq m  
(Including Reduced Headroom / Eaves)



### Transport Links

- Imperial Wharf (0.4 miles)
- Fulham Broadway (1.0 miles)
- Parsons Green (1.1 miles)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	67	70
EU Directive 2002/91/EC		

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	61	66
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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