



Arguably one of the most well laid out entry level apartments on the market, this flat is a newly built apartment with 10 year structural defects warranty from AHCI and provides a double bedroom, where the developers would provide fitted storage if you wish, a lovely reception room leading out to the garden and open plan to the spacious kitchen with plenty of worktop and storage space. The flat benefits from a private and secure walkway to the entrance and has a large utility cupboard as well as full bathroom with shower. An ideal pied-a-terre or first time purchase in the heart of Munster Village.

The closest tubes are Parsons Green and Fulham Broadway stations on the District Line and Barons Court on the Piccadilly Line. Munster Villages' many cafes, restaurants and shops are just at the end of road. Very close to the stunning Fulham Palace and Bishops Park and all of the attractions and views along the riverside.





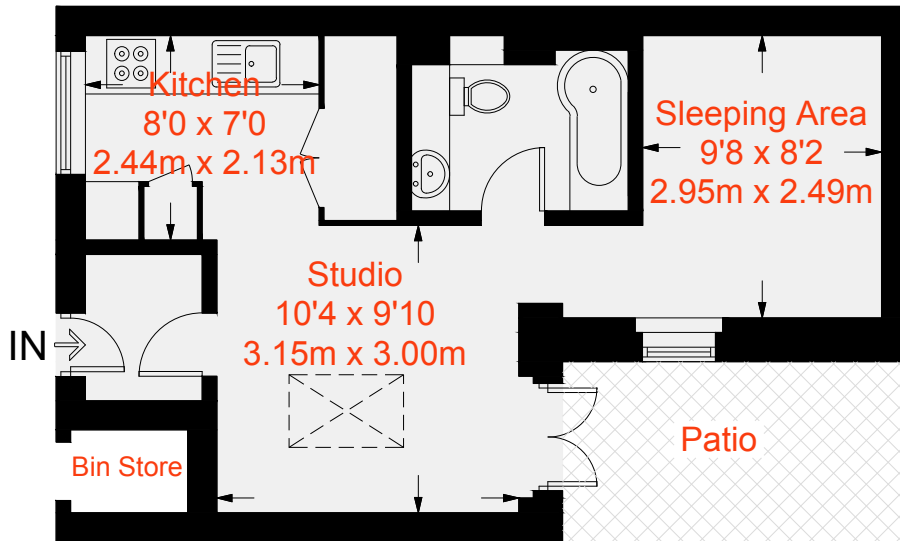




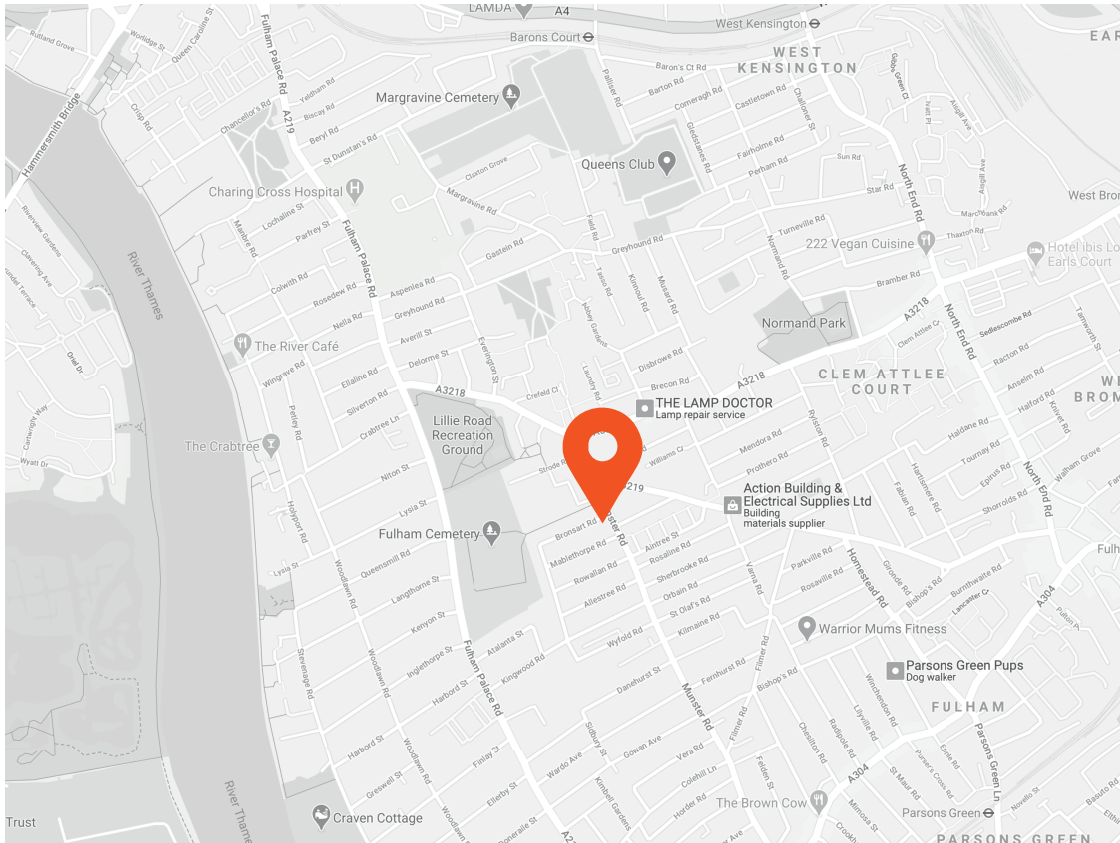




Approximate Internal Area = 350 sq ft / 32.5 sq m  
Approximate External Area = 84 sq ft / 7.8 sq m



Ground Floor



### Transport Links

- Barons Court (0.8 miles)
- Parsons Green (0.8 miles)
- Fulham Broadway (0.9 miles)

### Aspire Fulham South

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### Aspire Fulham Central

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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>	69	69
(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>	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>	68	68
(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>	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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