



An especially large and meticulously designed three bedroom split-level apartment set in a Nichols' Lions House at the northern end of the Wandsworth Bridge Road. Only seconds from the leafy Eel Brook Common, it is presented in excellent condition and has a gorgeous south west facing garden over 26ft in length.

Boasting 1,267 square foot of internal accommodation this flat offers an incredible open plan kitchen/ reception leading out to the sunny garden through bi-fold doors. The kitchen itself has granite worktops and is decorated in a bright modern style with all the appliances you would expect in a build of this quality.

The raised ground floor also benefits from two large double bedrooms and family bathroom, while downstairs is a proper master suite with en-suite shower room and walk-in wardrobe.

Situated close to the green spaces of Eel Brook Common and South Park and only a short walk from both Parsons Green and Fulham Broadway underground stations and Imperial Wharf over ground station. Wandsworth Bridge Road offers a multitude of amenities including bars, shops and restaurants. Early viewing on this rarely available property is highly recommended.



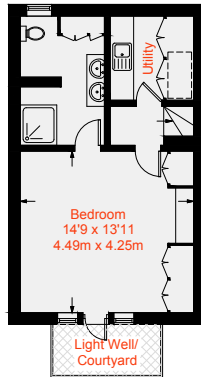




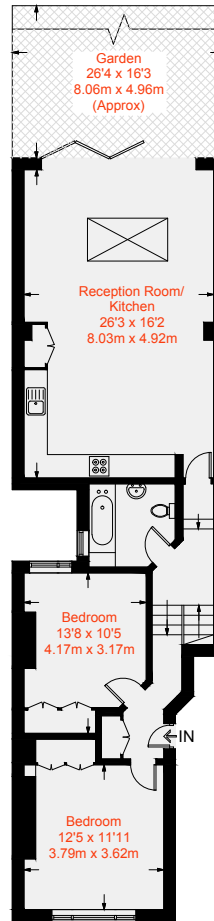




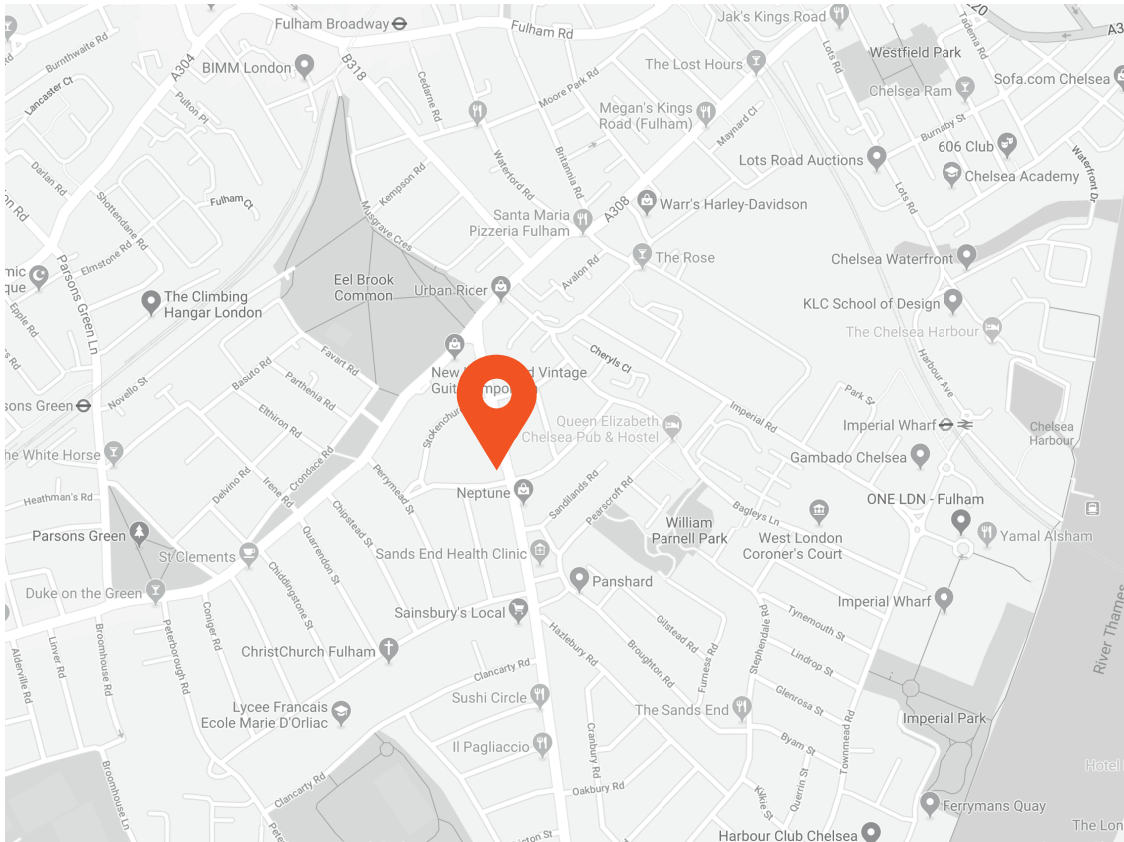
Approximate Gross Internal Area = 1267 sq ft / 117.7 sq m



Lower Ground Floor
374 sq ft / 34.7 sq m



Ground Floor
893 sq ft / 83 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

aspire.co.uk

Transport Links

- Fulham Broadway (0.5 miles)
- Imperial Wharf (0.6 miles)
- Parsons Green (0.7 miles)

Aspire Fulham South

+44 (0) 20 7736 6110
fulham@aspire.co.uk

Aspire Fulham Central

+44 (0) 20 7381 7381
c.fulham@aspire.co.uk

