



Measuring in at an impressive 2,342 sq ft, this lion house building feels even larger with the classic period ceilings that are much higher than the usual local Victorian buildings. The property is chock full of period features such as original flooring and tiles, feature fireplaces and cornicing. The property has potential to extend subject to planning, and buildings such as this have been extended to well over 3,000 sq ft.

The property itself benefits from a 44 ft garden accessed through the spacious eat-in kitchen, while the ground floor also provides a large reception and family room as well as access to the huge basement, currently used for storage, but prime for development into a huge living space.

The first and second floors provide five large doubles - two of which are truly enormous and two bathrooms. Everything is well kept and ready to move into, but over time there is enormous opportunity for expansion to a family's needs.

A short walk to Parsons Green tube station which is conveniently located only 0.6 miles away, the property is close to the popular Joes Brasserie, South Park, Sainsburys and many more local bars or restaurants. An ideal family home for those looking to live in luxury close to the tube station.









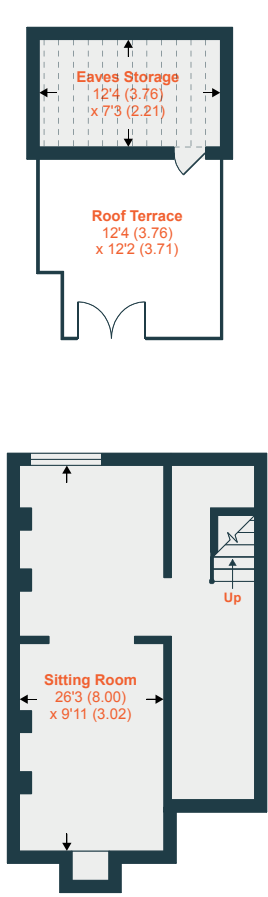




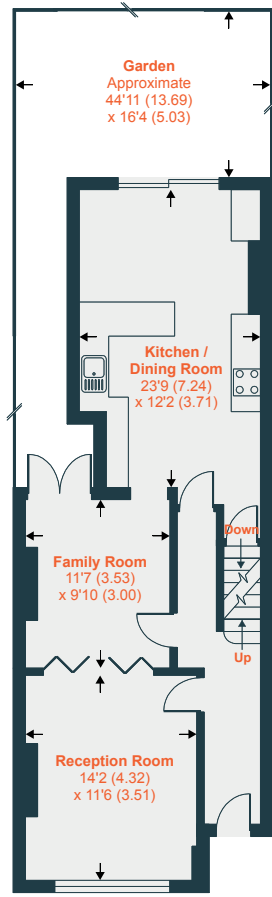




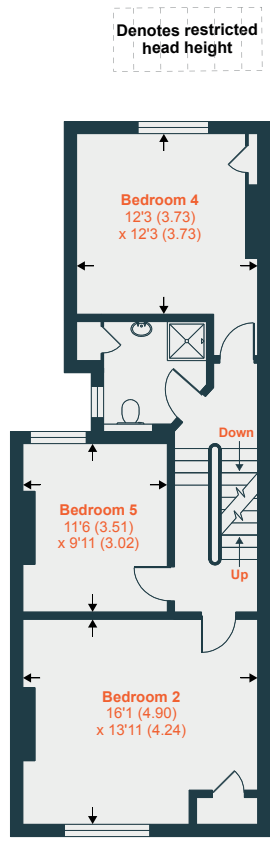




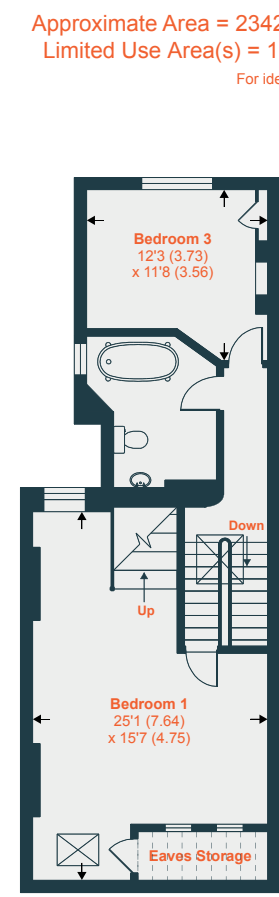
**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**

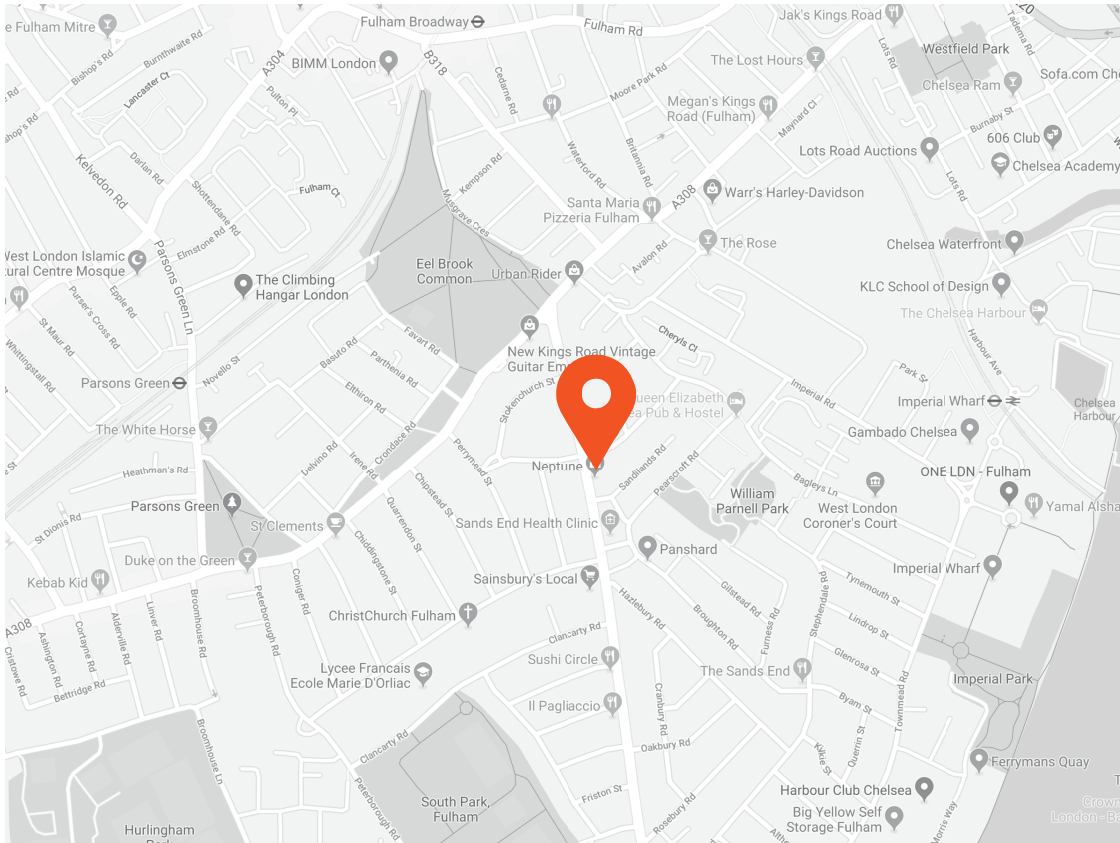


**SECOND FLOOR**

Denotes restricted head height

Approximate Area = 2342 sq ft / 217.6 sq m  
 Limited Use Area(s) = 119 sq ft / 11.1 sq m  
 For identification only - Not to scale





### Transport Links

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

### Aspire Fulham South

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

### Aspire Fulham Central

+44 (0) 20 7381 7381  
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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>		
		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>		
		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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