



Set in the heart of the popular Bury Triangle, this 796 sq ft apartment is light, bright and spacious throughout, benefiting from period features such as original fireplace and high ceilings.

Apartments like this have often been converted into three bedrooms, but the current owners have opted for space instead. The large reception has a huge window to the front with a double door with floor to ceiling glass to one side leading to the Juliet balcony. This makes the room exceptionally bright. The kitchen is open to the reception with modern appliances and space to eat.

Both bedrooms are excellent doubles, while the bathroom is the same size as a double bedroom. In short, you won't feel cramped.

The property is only a short walk to Imperial Wharf station which provides regular London Overground and South Western Rail services in and out of London and is also close to both Parsons Green and Fulham Broadway tube stations. Hazlebury Road benefits from the shops, bars and restaurants of Wandsworth Bridge Road and also the nearby green spaces of South Park.














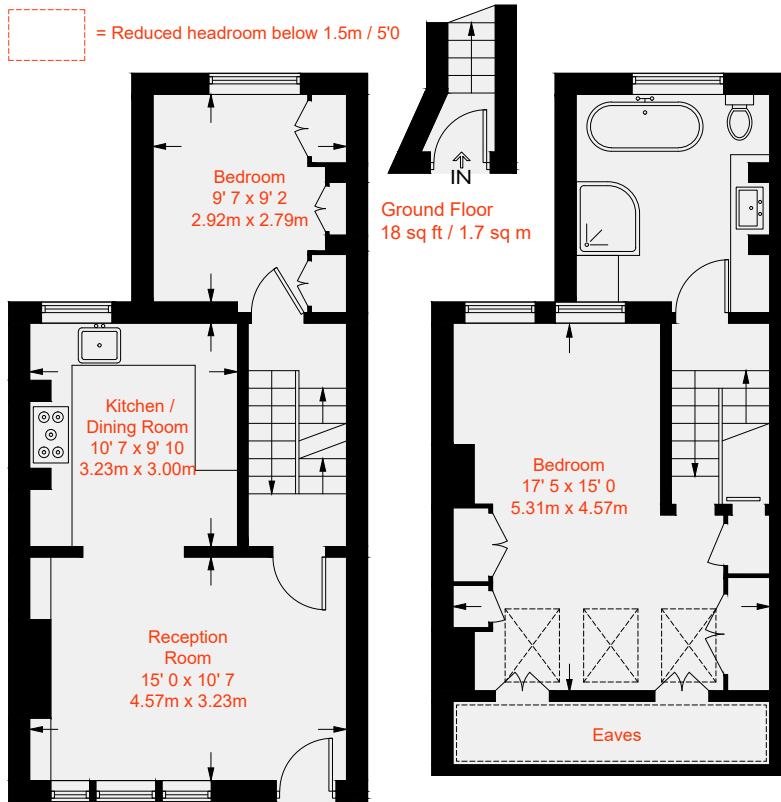






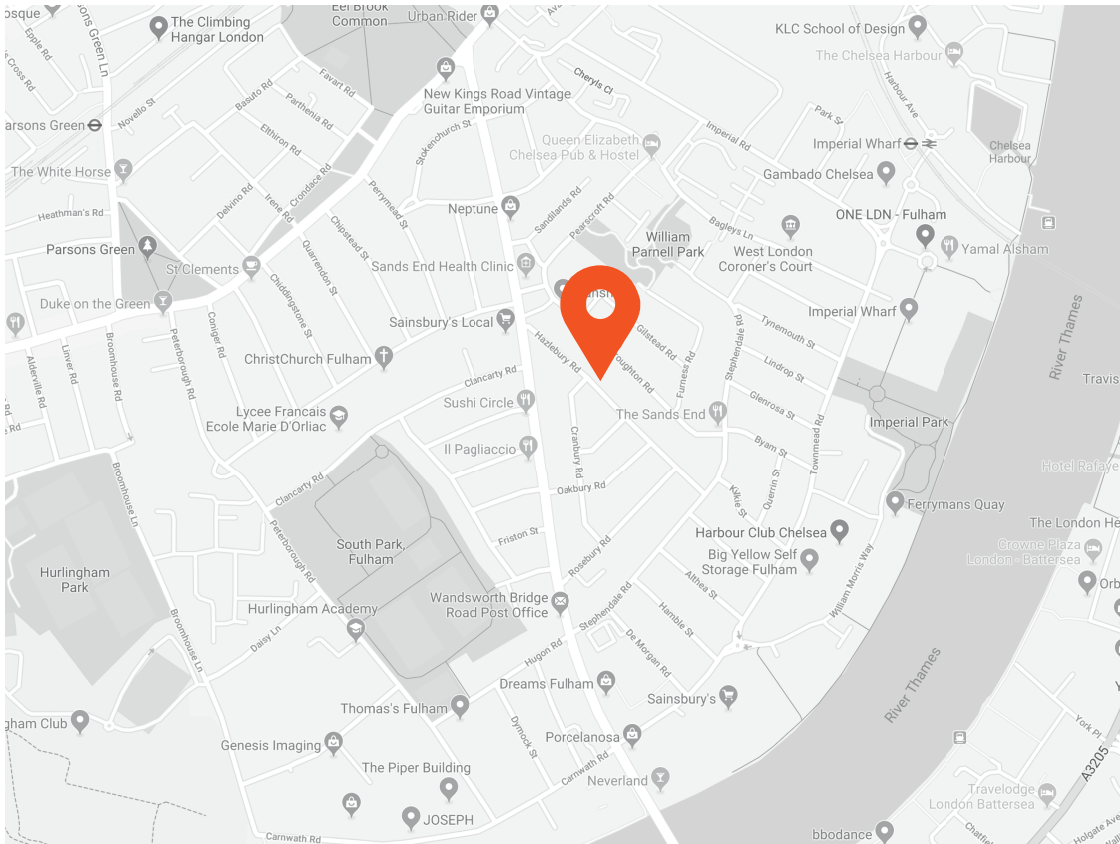
Approximate Gross Internal Area = 818 sq ft / 76.1 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 39 sq ft / 3.6 sq m  
Total = 857 sq ft / 79.7 sq m

 = Reduced headroom below 1.5m / 5'0



First Floor  
426 sq ft / 39.6 sq m

Second Floor  
413 sq ft / 38.4 sq m  
(Including Reduced Headroom / Eaves)



### Transport Links

- Imperial Wharf (0.6 miles)
- Parsons Green (0.7 miles)
- Fulham Broadway (0.7 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>		77
(55-68) <b>D</b>	60	
(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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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