



A family home for many years, this two bed, duplex apartment is large, spacious, well kept and well laid out. At an imposing 944 square feet, it provides enormous space for the money and benefits from a 23 ft long garden laid to patio - idea for sun lounging and barbeques.

The main living accommodation comprises of two double bedrooms with high ceilings and plenty of space for storage, served by a large communal bathroom with separated shower. Upstairs the 19 ft living room is ideal for relaxing in the evening and parties, while the lower ground floor has been dug out throughout to provide a 24 ft long kitchen reception with breakfast bar.

An easy walk to Parsons Green tube station which is conveniently located only 0.6 miles away, the flat is close to the popular Joes Brasserie, South Park, Sainsburys and many more local bars or restaurants. An ideal flat for first time buyers. Sold with no onward chain.





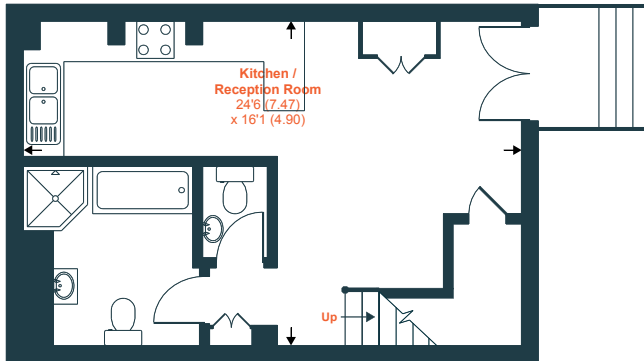
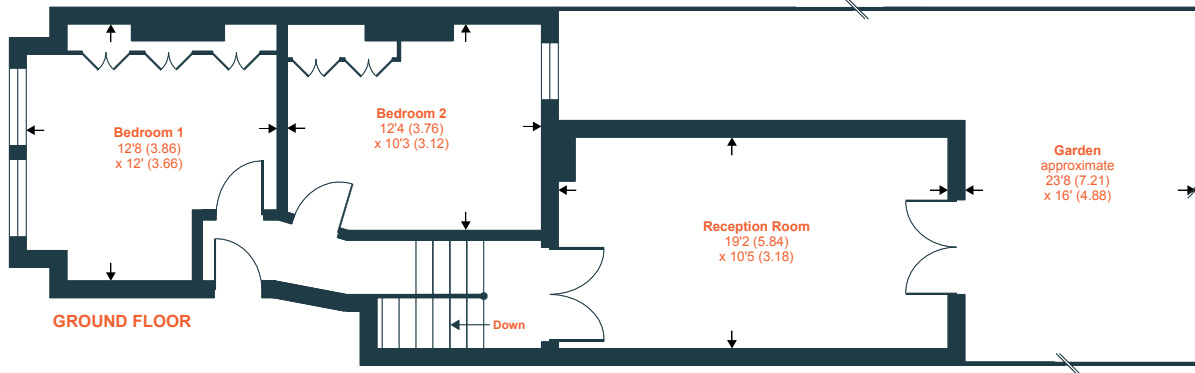






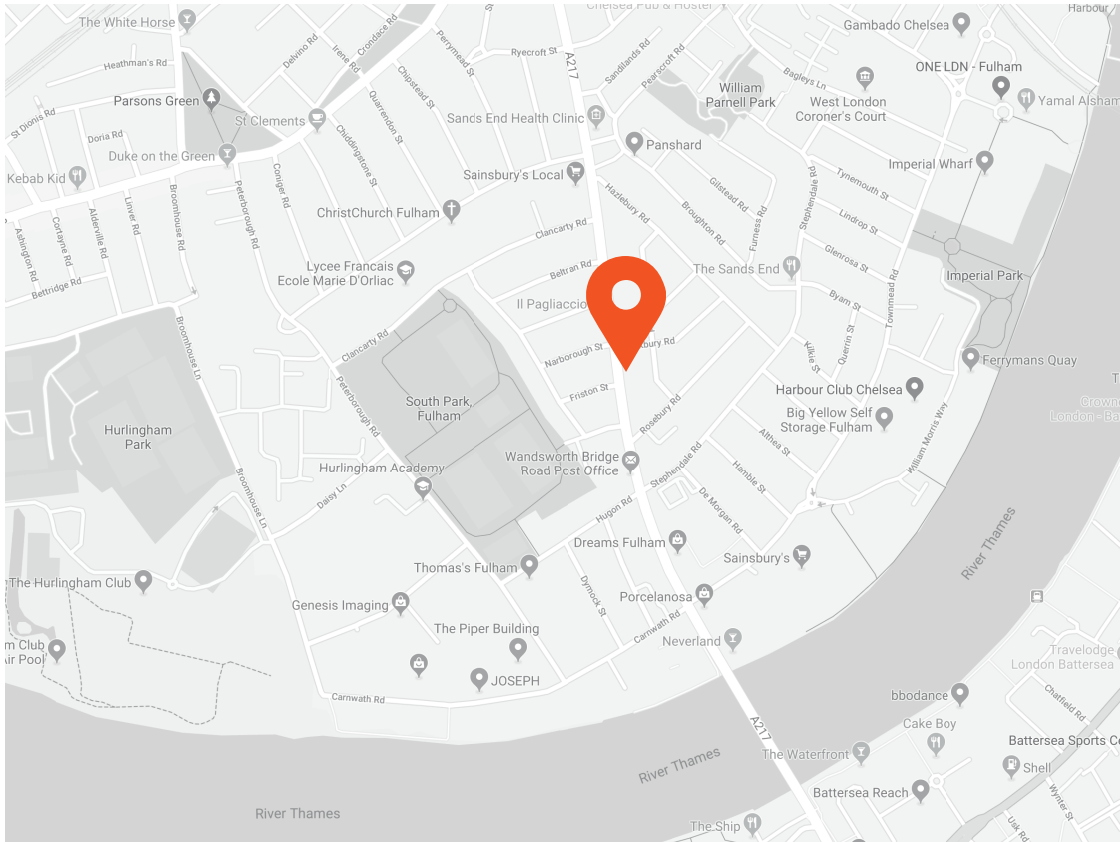
Approximate Area = 944 sq ft / 87.6 sq m

For identification only - Not to scale



LOWER GROUND FLOOR





Transport Links

- Wandsworth Town (0.7 miles)
- Imperial Wharf (0.7 miles)
- Parsons Green (0.8 miles)

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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		66	71
		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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