



A huge top floor flat in South Fulham, comprising three double bedrooms, a family bathroom, large reception room and a separate kitchen/dining room all located on the first floor. The second floor comprises a large third master bedroom with access to the eaves storage.

The flat is so large it could be converted into two and subject to relevant permissions a large roof terrace could be added to it. In particular the high ceilings create a feeling of lightness and brightness that is sensational. With three double bedrooms and two bathrooms, the property even benefits from a large eat-in kitchen as well as 369 sq ft of eaves storage, approximately half of which could be converted into a sunny terrace.

The flat is set wonderfully close to some of South West London's most recognisable bars, restaurants & pubs, not to mention only a short walk away from Wandsworth Town mainline station and around a 15 minute walk to your closest tube station. The parking permit also allows you to drive up close to Parsons Green station and park within the same zone.

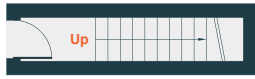
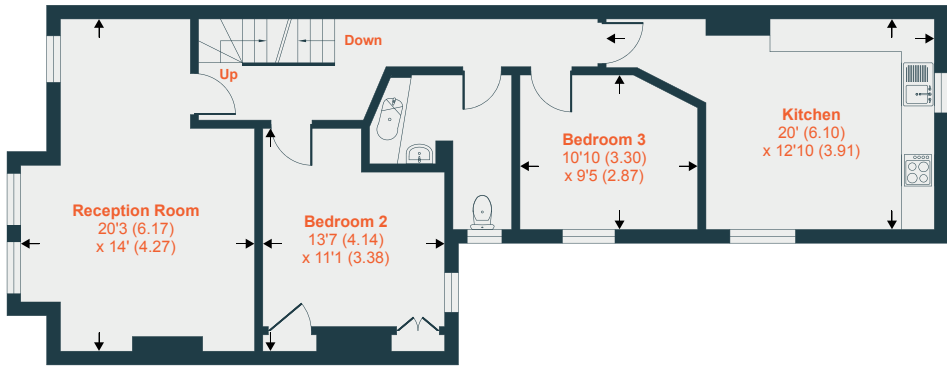
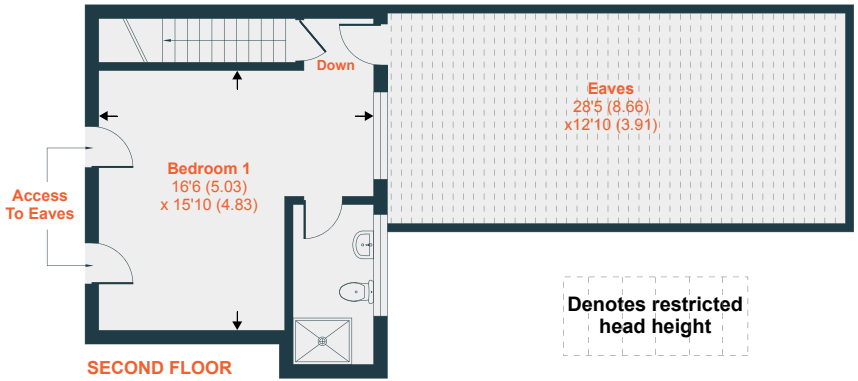






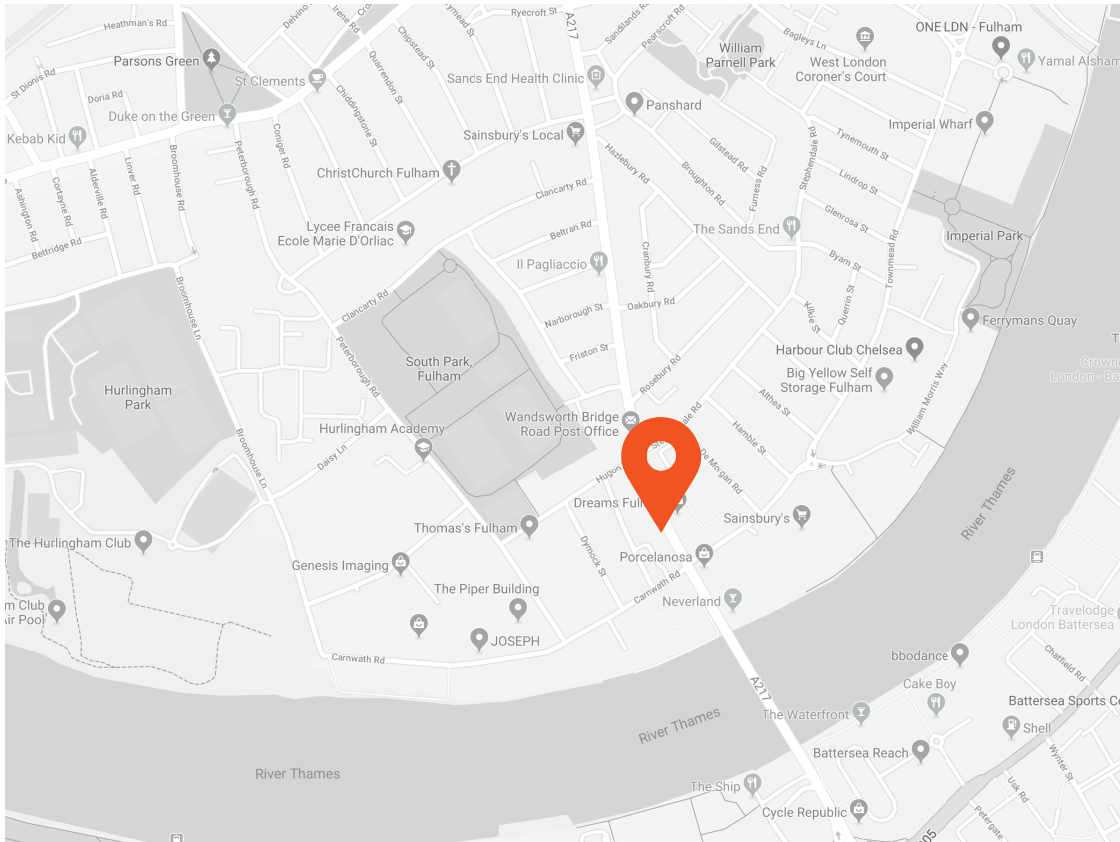






Approximate Area = 1241 sq ft / 115.2 sq m
 Limited Use Area(s) = 369 sq ft / 34.2 sq m
 Total = 1610 sq ft / 149.5 sq m

For identification only - Not to scale



Transport Links

- Wandsworth Town (0.6 miles)
- Imperial Wharf (0.7 miles)
- Parsons Green (1.1 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

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	69	73
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	65	70
	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.

aspire.co.uk

