



Offering double height ceilings and bright living space, is this fantastic two bedroom top floor property. The first floor offers split-level accommodation and comprises the large master bedroom with a fantastic, modern shower room accessible through a separate door within the middle of the fitted wardrobes; a further fully tiled family bathroom, the second double bedroom also with fitted wardrobes and the reception room.

Whilst on separate floors; the gallery kitchen and reception room have an open plan feel, emphasising the space and light through the bay window at the front of the property and the velux windows. The kitchen has been finished impeccably and offers its new owners the perfect space to cook and entertain with space for dining internally and externally on the property's private sunny roof terrace, complete with an inbuilt seat. The property benefits from storage space within the loft if required.

The property is situated within the ever popular Sands End area within South Fulham and it is seconds away from the green space of Imperial Park and the Sands End pub itself. It is also within a short walk to Imperial Wharf overground station, Chelsea Harbour, the new Sainsbury's development and all of the other amenities surrounding Imperial Wharf.



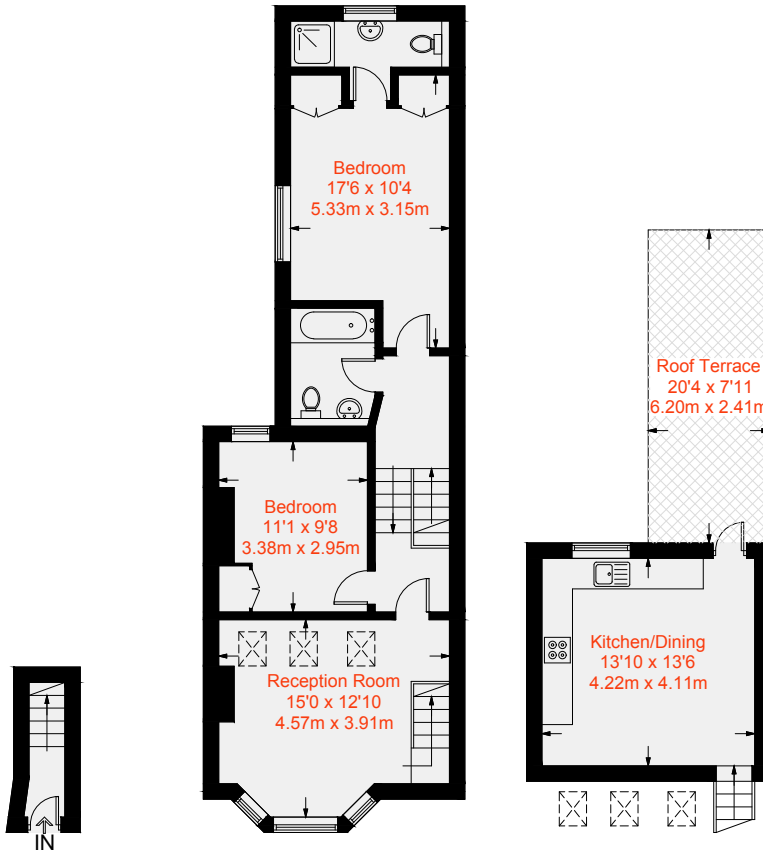








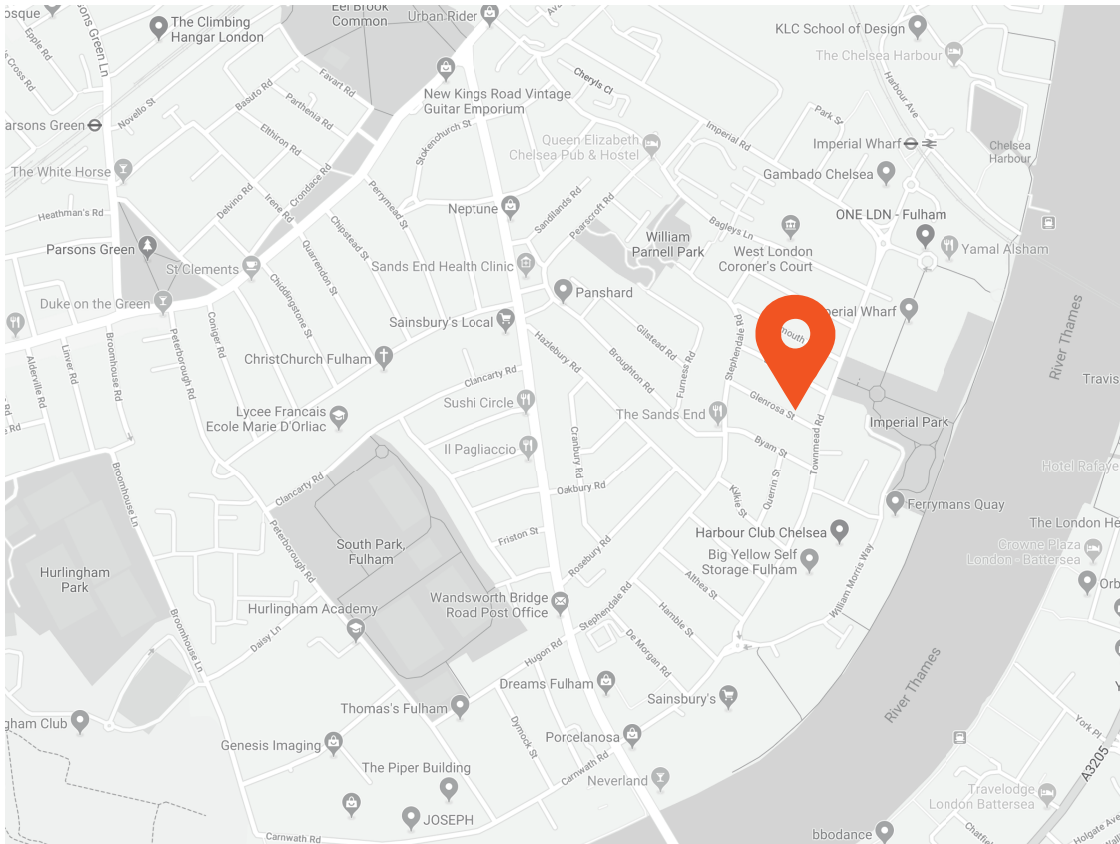
Approximate Gross Internal Area = 842 sq ft / 78.2 sq m



Ground Floor
22 sq ft / 2 sq m

First Floor
632 sq ft / 58.7 sq m

Second Floor
188 sq ft / 17.5 sq m



Transport Links

- Imperial Wharf (0.3 miles)
- Fulham Broadway (0.9 miles)
- Wandsworth Town (0.9 miles)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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		70
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	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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