



A beautiful top floor apartment, this property provides two large double bedrooms and two bathrooms. It is presented with the classic Sands End Mezzanine eat-in kitchen - popular for over 20 years.

The property benefits from the large, light and bright front reception lit by windows to the front and in the ceiling to make the living space warm and inviting. Two bedrooms are behind, one with en-suite, while the eat-in kitchen would comfortably seat 6-8 and even more if required.

Subject to relevant permissions, many flat owners have added additional living space or a roof terrace to the rear. The property is close to Imperial Wharf Station, Sainsburys and South Park and is only an 18 minute walk to Fulham Broadway (source Googlemaps) for all of Fulham's nightlife.



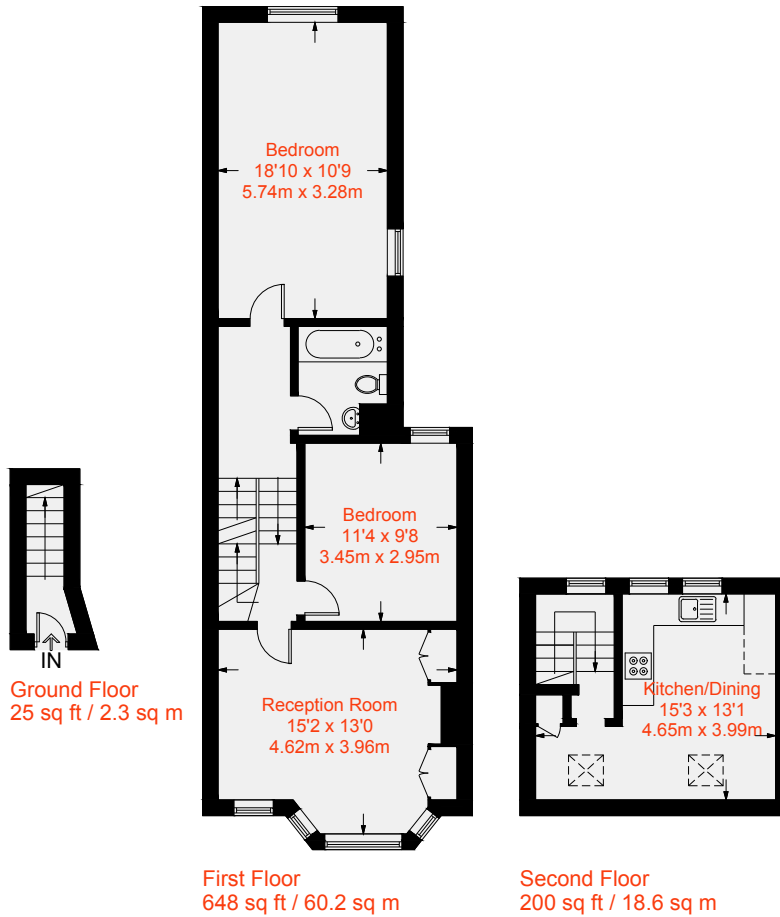


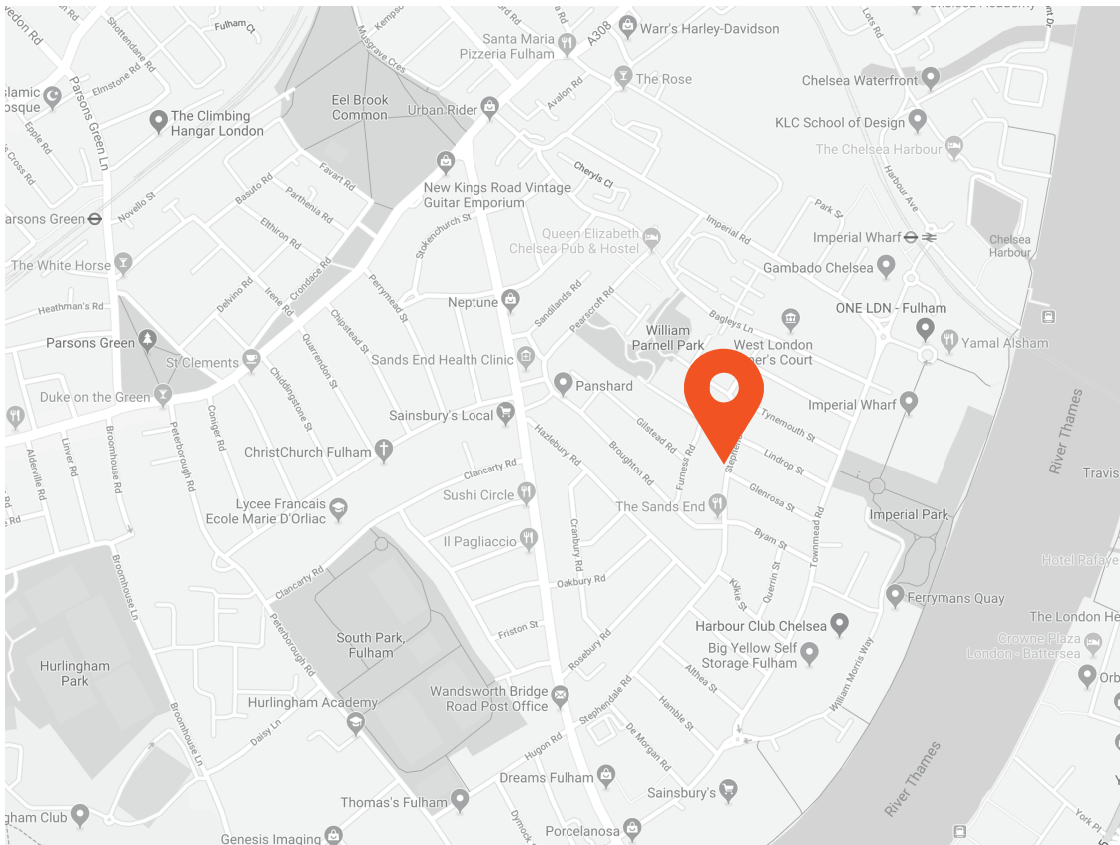






Approximate Gross Internal Area = 873 sq ft / 81.1 sq m





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			
		67	77
England, Scotland & Wales		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			
		66	79
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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Transport Links

- Imperial Wharf (0.4 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.9 miles)

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