



Superbly laid out, this two bedroom top floor flat is a gem at the price. The property is in the process of purchasing the freehold and will either be in a position to sell with the share of the freehold or will pass over the process along with the costs to finish the process as part of the sale.

At the front of the property, there is the classic high ceilinged spacious reception, flooded with light and very comfortable in size. This is open plan through to the kitchen which benefits from plenty of work top space and modern appliances. The two bedrooms are good sized doubles with a communal bathroom.

Cranbury Road is a pretty tree-lined street in South Fulham, it is perfectly situated, close to local prestigious schools such as Thomas, the L'Ecole des Petits and the Lycée, as well as the green spaces of South Park and Hurlingham Park. Transport links include, Imperial Wharf overground and Parsons Green and Fulham Broadway underground stations, all of which are within walking distance. The popular Sands End gastro pub is only around the corner as is the Wandsworth Bridge Road with its array of cafes, bars, shops and restaurants.







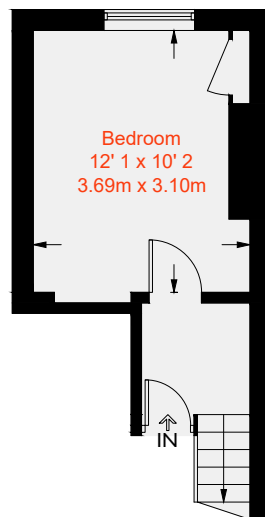




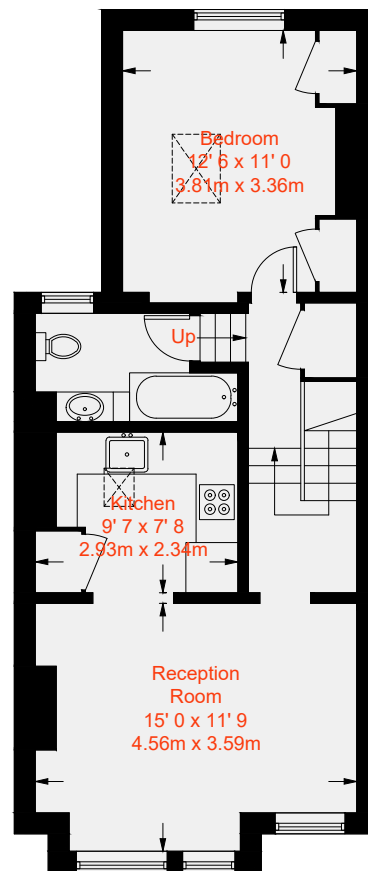




Approximate Gross Internal Area = 707 sq ft / 65.7 sq m

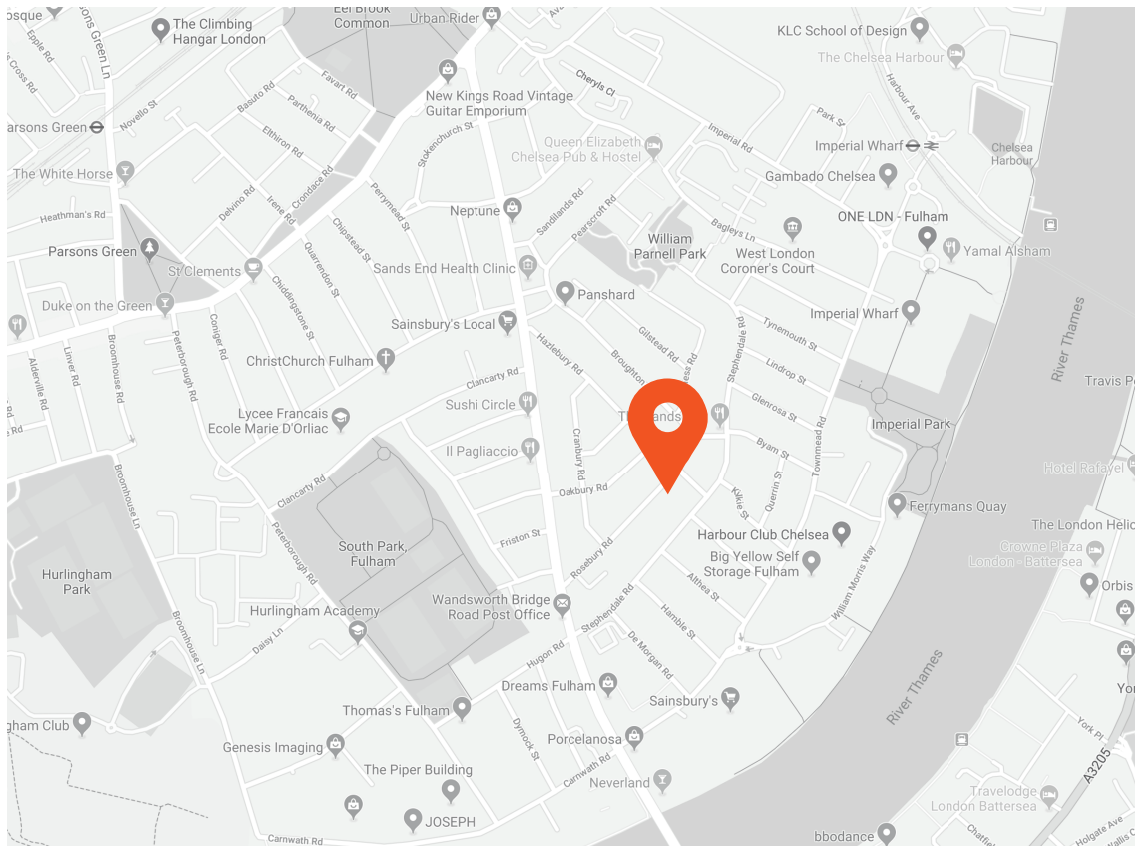


Ground Floor  
174 sq ft / 16.2 sq m



First Floor  
533 sq ft / 49.5 sq m





### Transport Links

- Imperial Wharf (0.6 miles)
- Wandsworth Town (0.8 miles)
- Fulham Broadway (0.9 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>		
(55-68) <b>D</b>		
(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown