



This lovely two bedroom, ground floor flat with a good sized patio garden is presented in good condition with reconditioned and stained original flooring, large bathroom and a huge extended kitchen reception leading out to the patio garden.

The master bedroom is to the front of the property and benefits from a large sash window which fills the room with natural light. The second bedroom is a good sized double room with a conservatory style addition for storage and light. The main bathroom has a large bath with separate shower.

The open plan kitchen/reception is to the rear of the property and benefits from a side return running the entire length of the room with velux windows above making the space bright and inviting. The kitchen has integrated appliances and there are large single pane French doors leading to the charming garden.

The property is located on Elbe Street which is just around the corner from the popular Sands End pub and Wandsworth Bridge Road where you will discover many other local bars, shops and restaurants. Transport links are accessible via Fulham Broadway tube station or Imperial Wharf overground station and there are bus routes accessible via Wandsworth Bridge Road leading to Chelsea, Hammersmith and Clapham Junction. There is a river bus service that runs from Chelsea Harbour/Imperial Wharf with frequent services to Blackfriars and Canary Wharf.








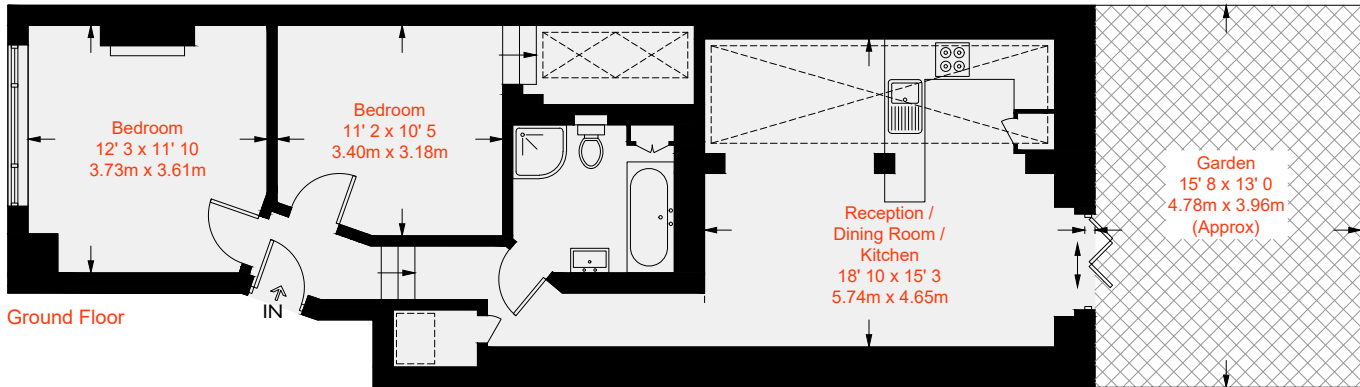


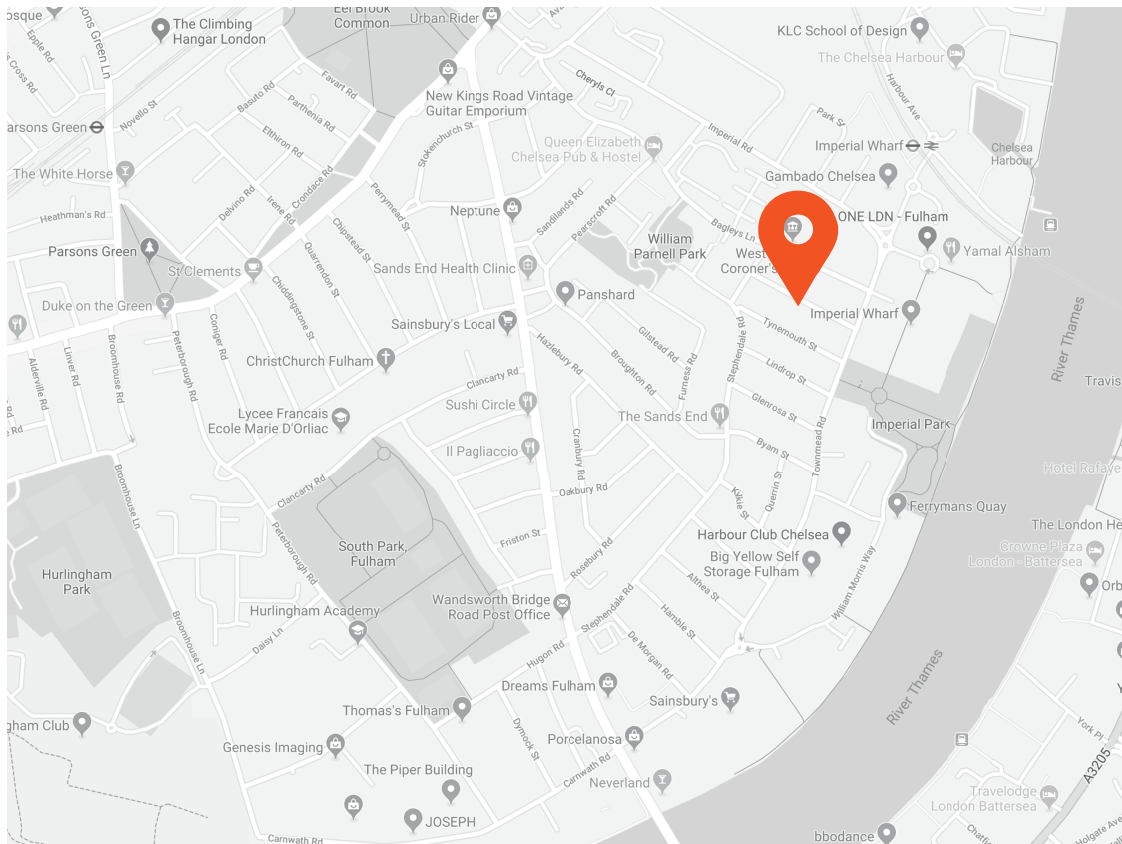


Approximate Gross Internal Area = 747 sq ft / 69.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 5 sq ft / 0.5 sq m  
Total = 752 sq ft / 69.9 sq m



 = Reduced headroom below 1.5m / 5'0





### Transport Links

- Imperial Wharf (0.2 miles)
- Fulham Broadway (0.7 miles)
- Parsons Green (1.0 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) <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>	69	79
	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>	67	80
	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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