



A modern two double bedroom garden property situated in this modern development in the Sands End/ Imperial Wharf area of Fulham.

The property still benefits from an existing NHBC guarantee and has been kept immaculately. The apartment consists of two double bedrooms, two bathrooms (one en-suite), an open plan kitchen, dining and reception room that leads out onto the easily maintained patio and AstroTurf garden. The apartment benefits from concierge, wooden floors throughout and access to communal gardens and parks.

Tescos Express is nearby, while the Sainsburys super store is a short walk away. A 15 minute walk takes you to the Kings Road, the nightlife of Fulham Broadway and the tube, while the Imperial Wharf station could not be more conveniently located.

Private parking space available via separate negotiation.





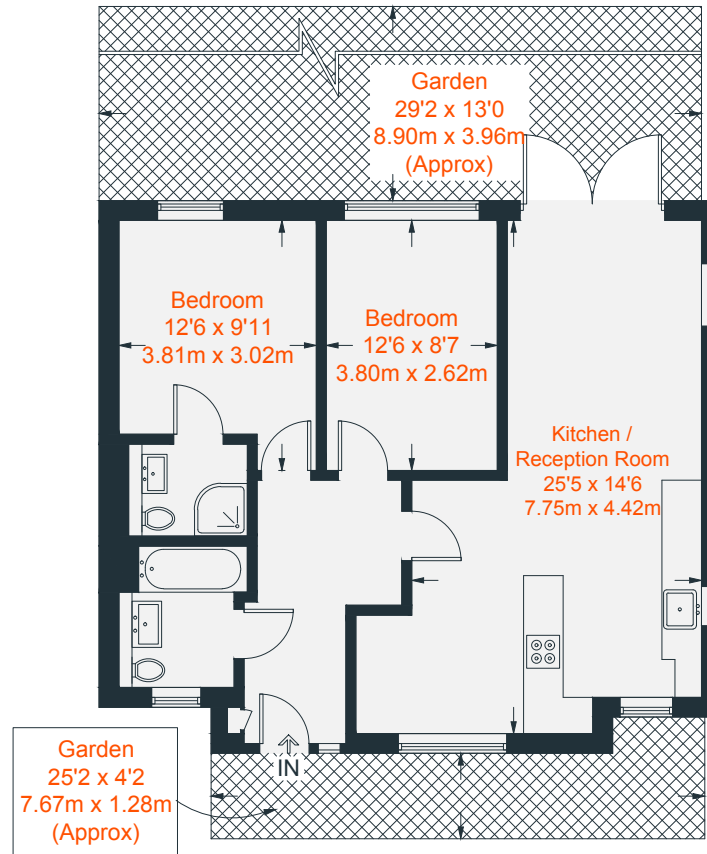




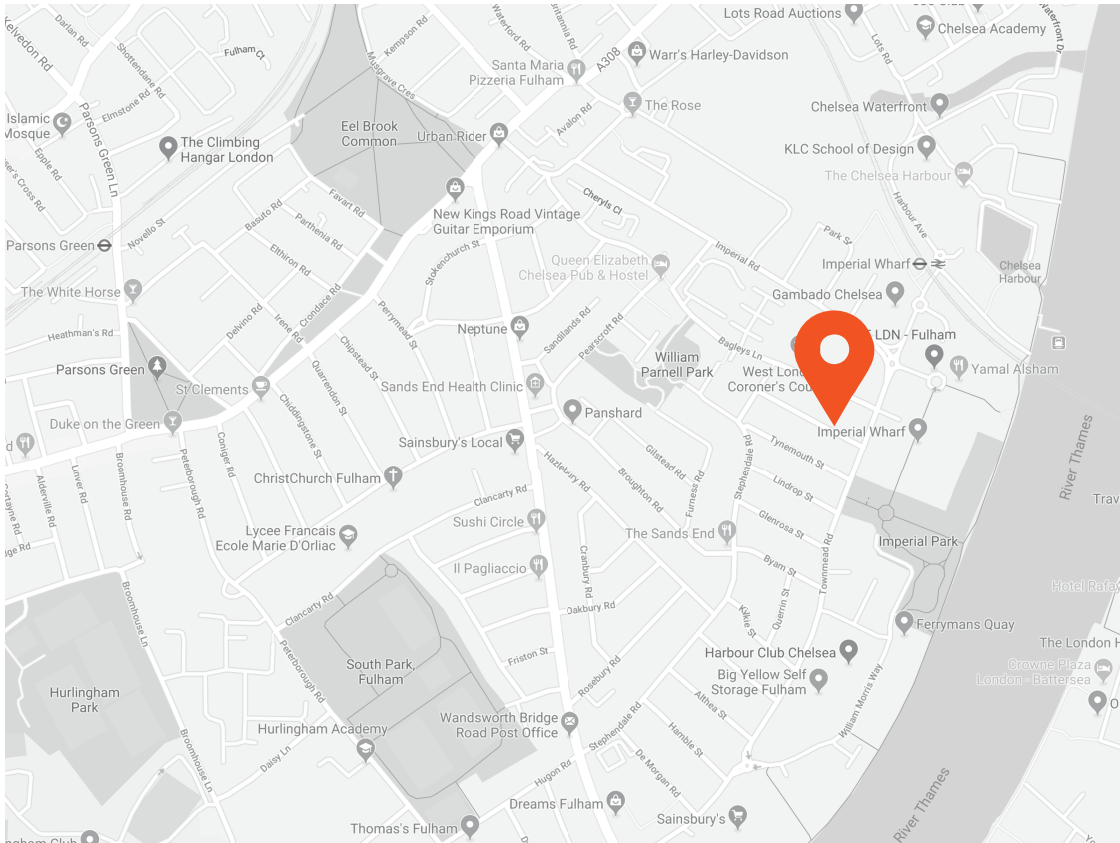




Approximate Gross Internal Area = 726 sq ft / 67.5 sq m



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	81	83
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	86	87
(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		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 (0.2 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.9 miles)

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