



Located on a quiet residential road in the highly desirable 'Bury Triangle' this flat has been redecorated in a most tasteful fashion. Flooded with light this duplex apartment is warm and inviting and feels larger than similar apartments in the area.

The property is laid out with a spacious and light bedroom to the front with period fireplace and wood flooring. A large double bedroom sits behind leading to steps to the ground floor, where an eat-in kitchen with plenty of workspace and modern appliances leads out to the 23ft garden which has been tastefully laid out to lawn, patio and bedding surrounds.

Downstairs, there is a huge master bedroom with a large communal bathroom with separate shower. Everything has been finished to a high standard and it is ideal as either a starter home or for couples thinking of young children in the future.

The property is only a short walk to Imperial Wharf station which provides regular London Overground and South Western Rail services in and out of London and is also close to both Parsons Green and Fulham Broadway tube stations. Rosebury Road benefits from the shops, bars and restaurants of Wandsworth Bridge Road and also the nearby green spaces of South Park.



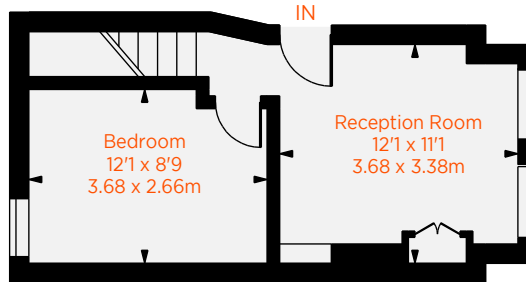




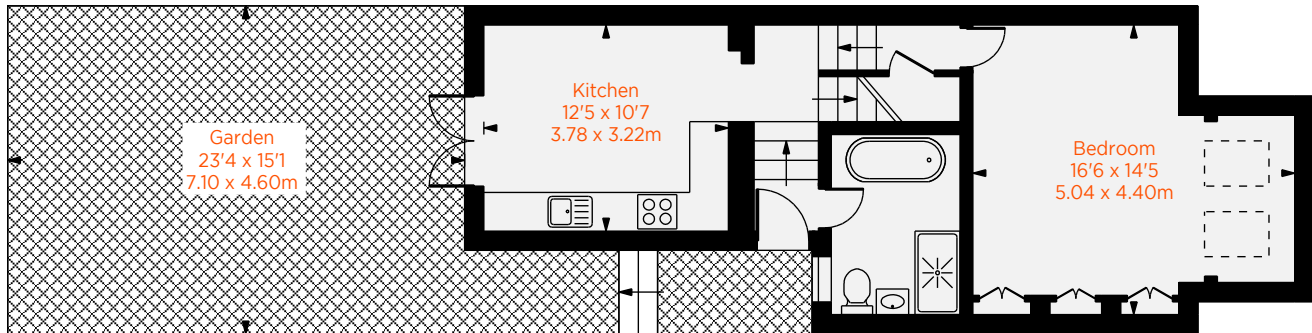




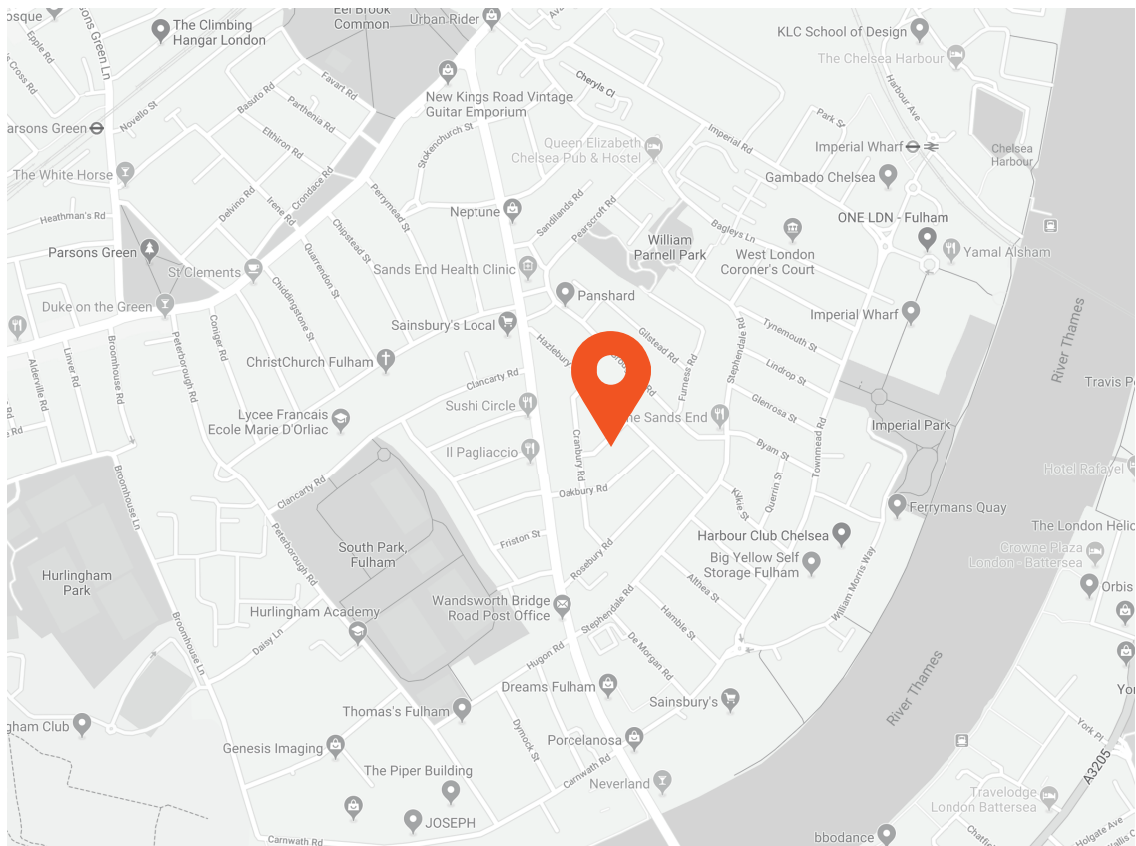
Approximate Gross Internal Area :- 778 sq ft / 72.28 sq m



Ground Floor
280 sq ft / 26.01 sq m



Lower Ground Floor
498 sq ft / 46.26 sq m



Transport Links

- Imperial Wharf (0.6 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.8 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) 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 | | |
| 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 | | |
| (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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