



A handsome family home set in arguably one of the best positions on the street offering an incredible family living setup. If you are familiar with the Sands End area in South Fulham, it will be clear to you quite how many benefits this house has over your average Fulham family home. Firstly, the position on the road. This house, which is almost directly south facing, looks straight up Hazlebury Road meaning outlook from the front is private as well as being open, creating an incredibly bright front reception room. It is also one of the few houses on the street that benefits from a full, front mansard meaning the layout of the house can be fully optimised for family living. The inside of the property is what one would come to expect from a beautifully finished, Fulham home. It feels warm, solidly built and useable. The addition of being beautifully presented throughout really is the bonus feature.

Planning was previously granted on the property for both a full basement extension and rear extension into the garden by one meter. Please enquire to the office for further plans.

The house is set close to many local amenities including Imperial Wharf & Wandsworth Town stations. The bars, cafes and restaurants of both the Wandsworth Bridge Road, New Kings and Kings Road are only a short walk or cycle away. This house genuinely a rarely available property owned by the current owners for ten years and sold to them by Aspire. We are looking forward to moving this house into the hands of the next buyers or Fulham family. Early enquiry is advised.

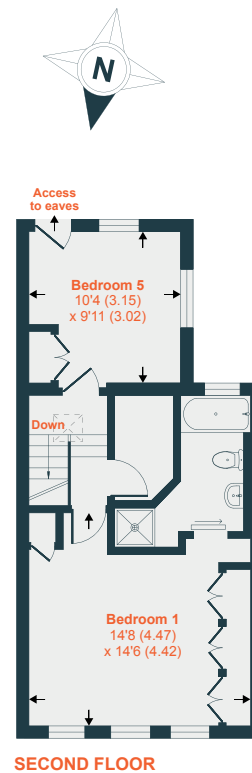
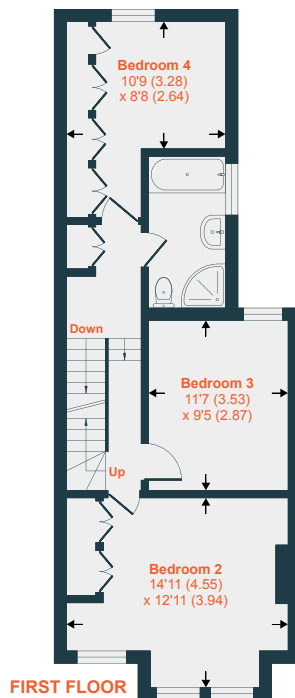
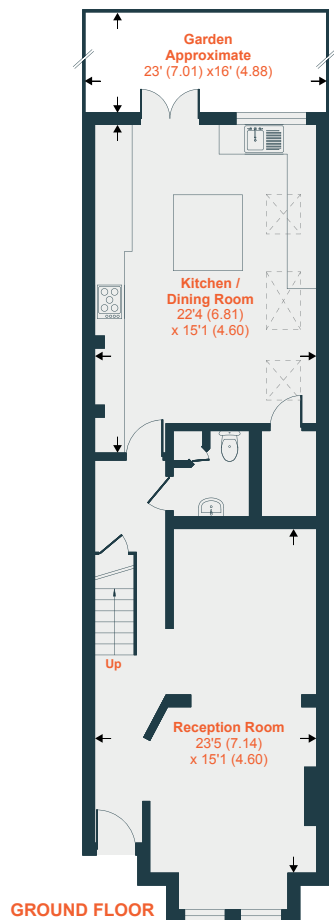








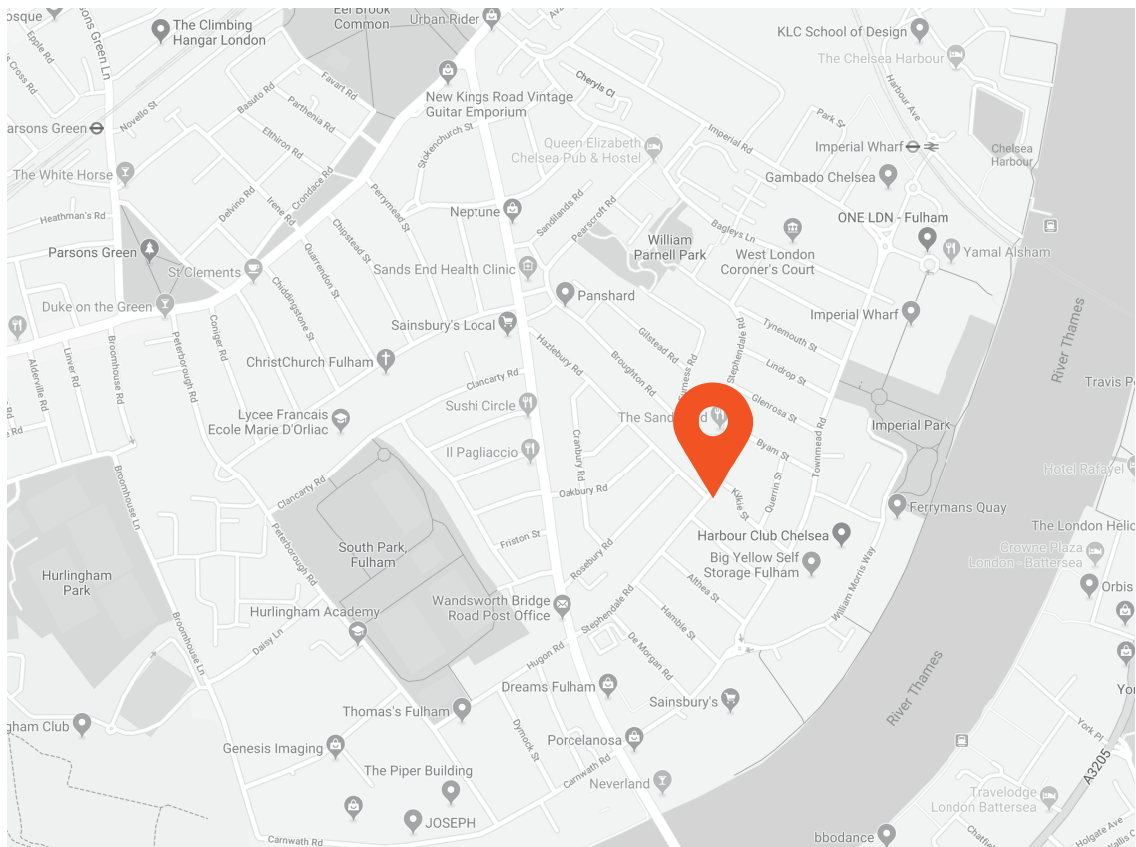




Approximate Area = 1808 sq ft / 168 sq m

For identification only - Not to scale





Transport Links

- Imperial Wharf (0.5 miles)
- Fulham Broadway (0.9 miles)
- Wandsworth Town (0.8 miles)

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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 | |

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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 | |

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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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