



Set in the iconic Bury Triangle this two bedroom two reception room apartment is spacious and kept in good condition throughout. The property benefits from two large double bedrooms, a separate bathroom, a huge kitchen diner and separate reception room leading to the garden.

The kitchen diner is large enough to use as a reception meaning the property can be used as a three bedroom apartment should this be necessary. To the rear there is a large garden and the property has a long lease.

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.



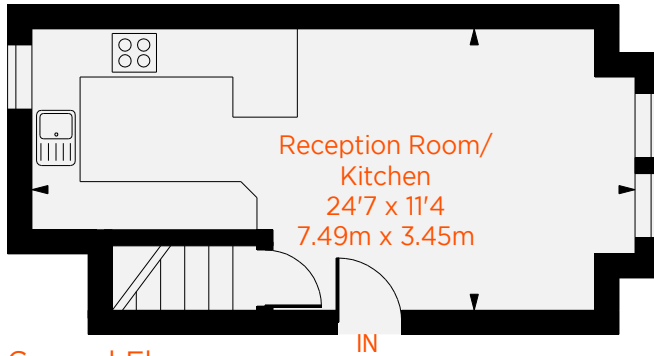




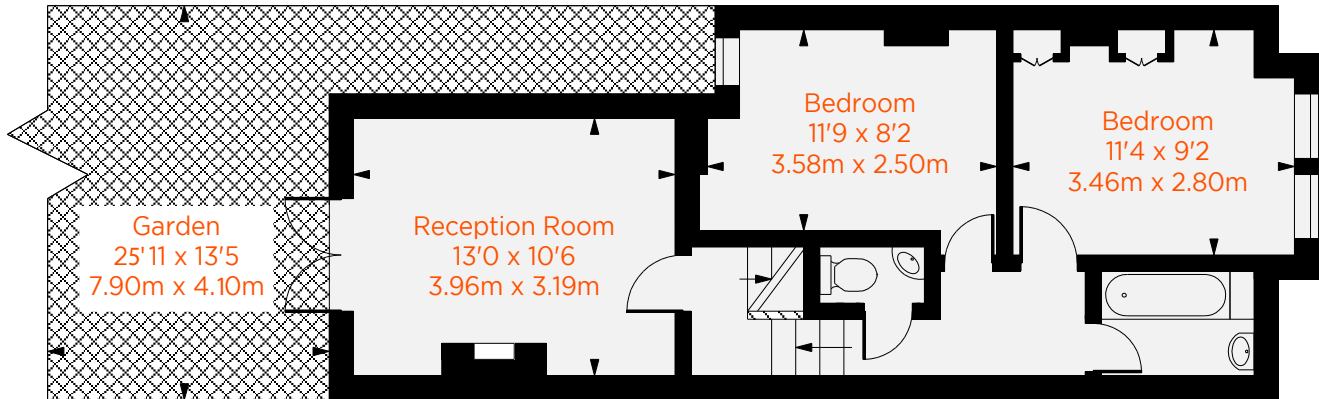




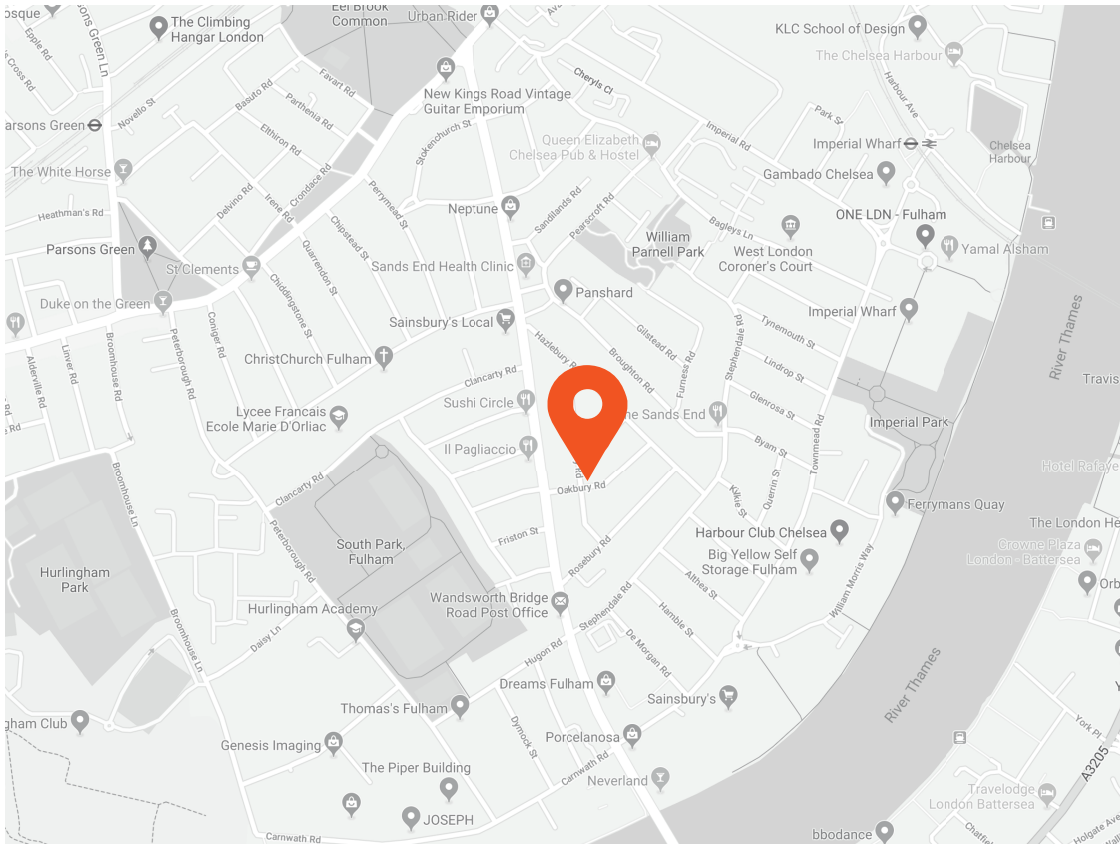
Approximate Gross Internal Area :- 738 sq ft / 68.58 sq m



Ground Floor
265 sq ft / 24.60 sq m



Lower Ground Floor
473 sq ft / 43.98 sq m



Transport Links

- Imperial Wharf (0.7 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.9 miles)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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