



This wonderfully presented two bedroom ground floor flat is located in the heart of Sands End, has a charming walled garden and is within walking distance to the ever popular Sands End pub.

The master bedroom is to the front of the property with three large windows and stylish built-in storage. This room benefits from a fully tiled en-suite shower room. The hallway leads to the second double bedroom which has double doors opening to a courtyard that gives the room plenty of natural light. The hallway has a storage cupboard and gives access to the full family bathroom.

The reception/dining room has wood flooring throughout, spot lights and room for a dining table. The kitchen itself has sleek designed fronts and integrated fittings. This room has bi-folding doors that lead out to the decked and walled garden which makes this property a fantastic space to entertain.

The property is situated on Stephendale Road, a short walk from Imperial Wharf station which provides regular London Overground and South Western railway services in and out of London. Parsons Green and Fulham Broadway tube stations are also within close proximity. Stephendale Road benefits from the shops, bars and restaurants of Wandsworth Bridge Road as well as the nearby Sainsbury's superstore.



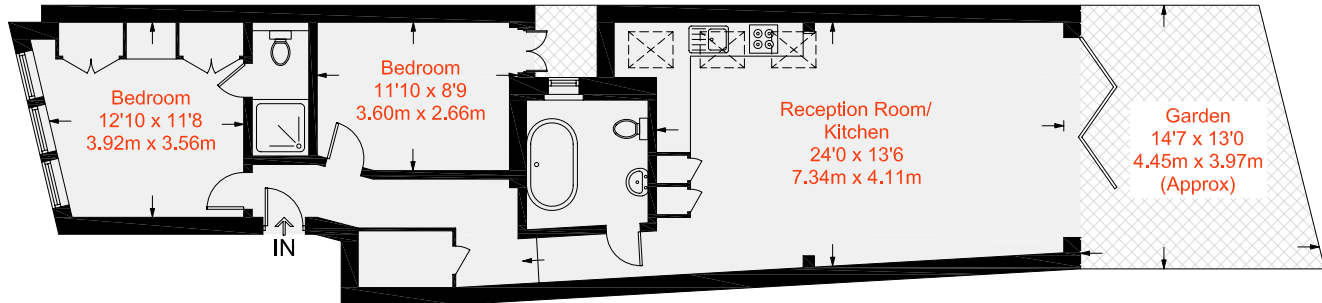




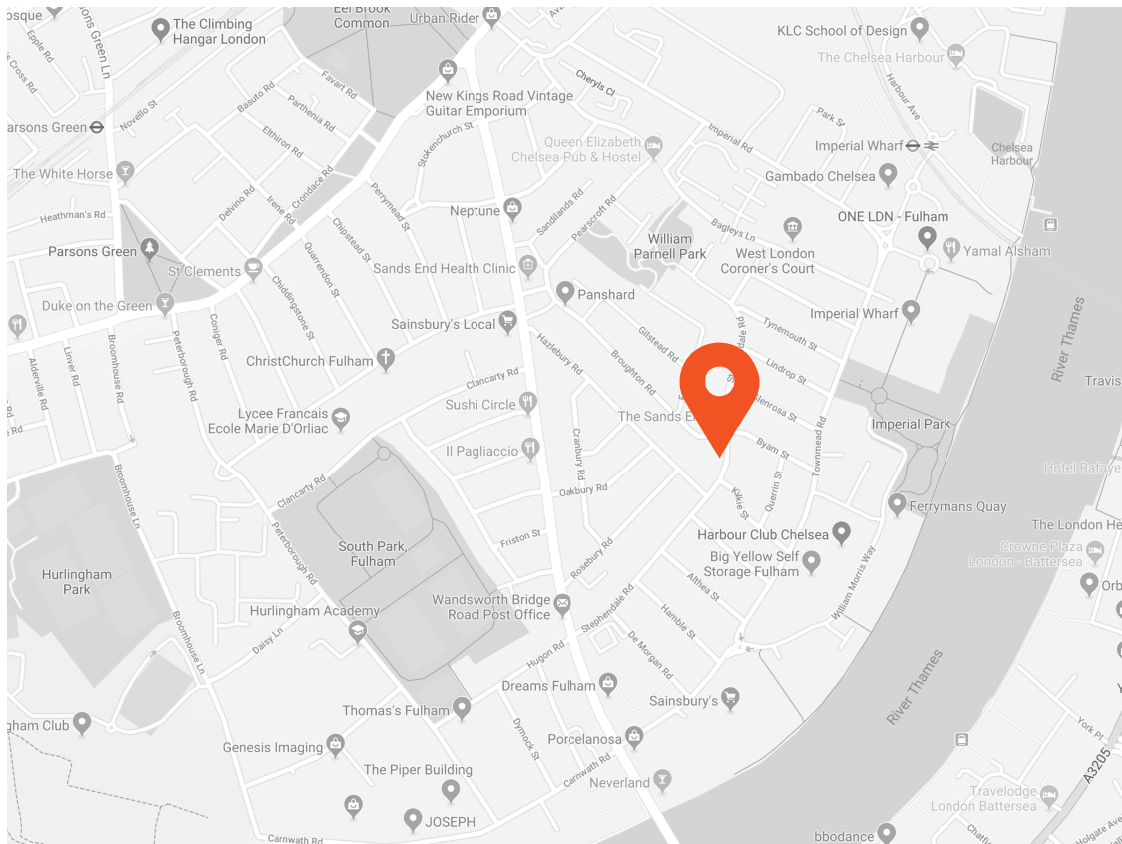




Approximate Gross Internal Area = 810 sq ft / 75.3 sq m



Ground Floor



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	74	77
(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	74	77
(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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