



The interior design of this stunning house has been beautifully planned, both from a warm and inviting finish, but also paying attention to making the house feel as large as possible. This impressive property provides a large double reception downstairs leading out to the large kitchen dining room, with wide double doors to the long garden, laid to grass with a patio barbeque and dining area to the rear.

The living accommodation provides three large double bedrooms with two bathrooms - all finished to the highest standards, while the kitchen benefits from a generous island, granite worktops and plenty of storage. Modern appliances are as standard throughout and there is an additional downstairs WC for convenience.

Mendora Road is a very quiet residential road close to Normand Park and Parsons Green and Fulham Broadway tube stations. With plenty of local Fulham shops, bars and restaurants, it is a superb find in the area; a fully extended property with an affordable price.

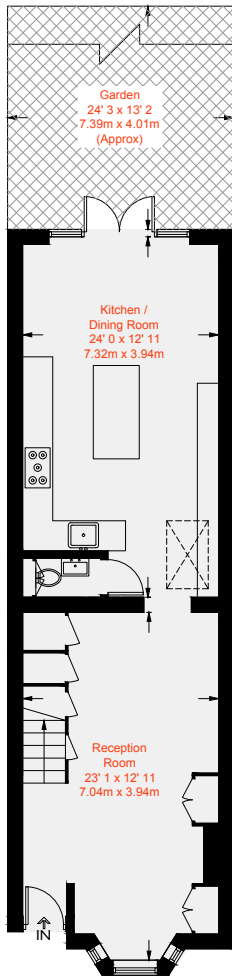











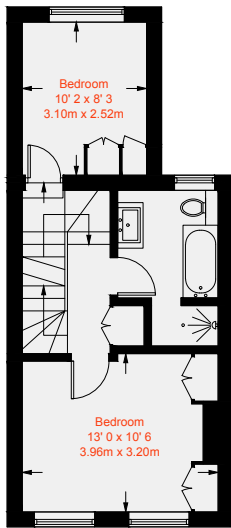


Ground Floor
605 sq ft / 56.2 sq m

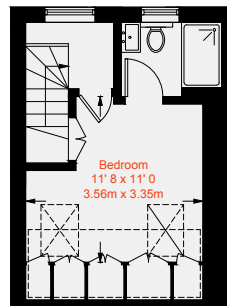
Approximate Gross Internal Area = 1145 sq ft / 106.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 51 sq ft / 4.7 sq m
Total = 1196 sq ft / 111.1 sq m



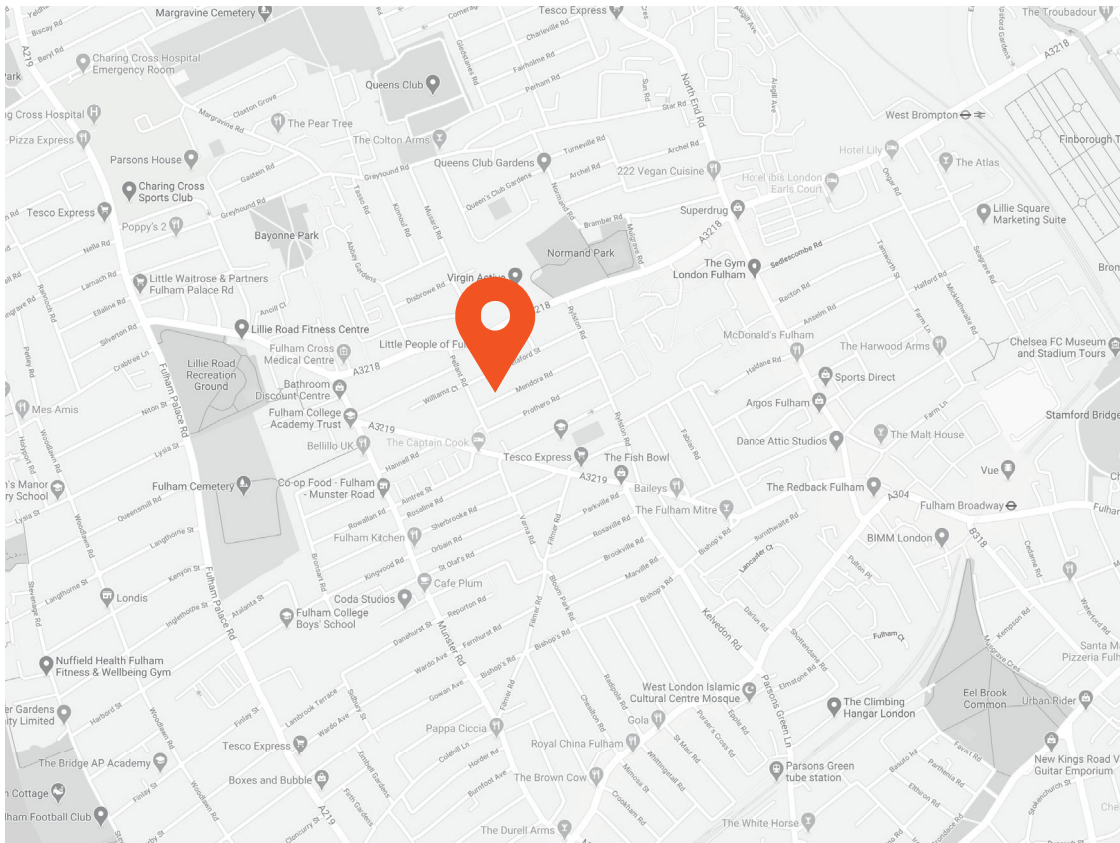
 = Reduced headroom below 1.5m / 5'0"



First Floor
369 sq ft / 34.3 sq m



Second Floor
222 sq ft / 20.6 sq m
(Including Reduced Headroom)



Transport Links

- Parsons Green (0.7 miles)
- Fulham Broadway (0.8 miles)
- West Kensington (0.8 miles)

Aspire Fulham South

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Aspire Fulham Central

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	55	
(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		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	50	
(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.

aspire.co.uk

