



This absolutely beautiful and meticulously designed house set on a leafy street in the Fulham Alphabets' oozes quality design and finish from top to bottom. Every aspect of this house has been thoroughly thought through to ensure suitability to both the established and growing Fulham family.

Before you even enter the house, the fit and finish becomes apparent from the handsome facade giving the house an immediate curb appeal. A forward thinking electric charge point at the front of the house is inset to the wall to ensure the drivers of EPVs are catered for.

Walk in and immediately the depth of living space within the house is apparent. The front rooms of the house can be opened onto each other or closed off to ensure separate spaces are created. These rooms are multi-purpose to suit any living style. Playrooms, offices, separate dining rooms, TV rooms the space is completely malleable to your choice.

Continue through to the back of the property, your eyes will widen at the vast kitchen and dining room opening out onto a beautifully appointed and landscaped 24 ft garden. The bespoke Kitchenhaus kitchen is very well specified with a generous Rangemaster cooker, Fisher & Paykal American Fridge freezer & Bosch appliances. A heated parquet floor covers the entire space making the house feel traditional and warm.

Between the hallway and kitchen we find the housekeeping suite a separate utility and adjacent WC is tucked neatly out the way of the everyday living space. The Bootroom is to be found nestled neatly below the stairs, more than enough room for all those boots, shoes, coats and hats ensuring that the banisters and the entrance are kept clear of clutter. The original Victorian Encaustic floor tiles have been cleaned, restored and polished to reveal their beauty, enhanced further by the patina and wear of over a century of life, if only they could talk!



Upstairs, there are a further two levels naturally occupying the space. The first floor guest bedroom at the rear of the house really is an exquisite room with possibly the best designed en-suite shower room we've ever dealt with.

Stunning shower room with remote control shower so your guests can preheat the shower from the comfort of their bed. A double vanity and double height ceilings and we're still in the guest suite!

Continue up towards the master, and you really start to understand the care and attention that has gone into the house. The master en-suite is amazing and complete with a functional log burner in your bathroom which is stunning in itself. Imagine a fire crackling away whilst you soak in the bath or read a book in bed in the evening. Exquisite. It goes without saying at this stage that all the storage cupboards (of which there are many) are bespoke built and fitted throughout the house.

Ascend the next flight of stairs to the top of the house and you find even more space created by both generous back addition and front mansard extensions. These additions form a completely single level roof extension, this really does feel like a second story as opposed to 'a loft'. It becomes immediately apparent that the high ceilings, rain sensor skylight and complete lack of half landing or any stairs across the whole of the second floor - a stark reminder of the meticulous build mantra that has been injected into the house from tip to toe.

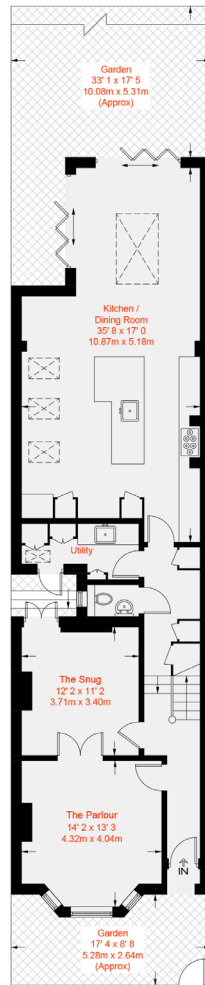
Early viewings on this fabulous family home are highly recommended.





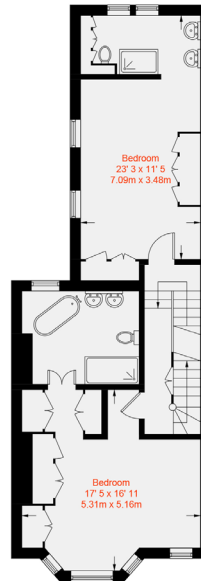




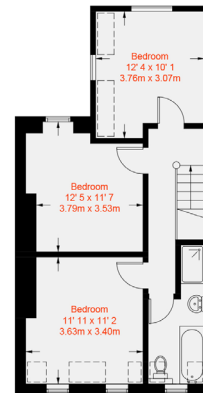


Ground Floor  
1079 sq ft / 100.3 sq m

Approximate Gross Internal Area = 2309 sq ft / 214.5 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 32 sq ft / 3 sq m  
Total = 2341 sq ft / 217.5 sq m

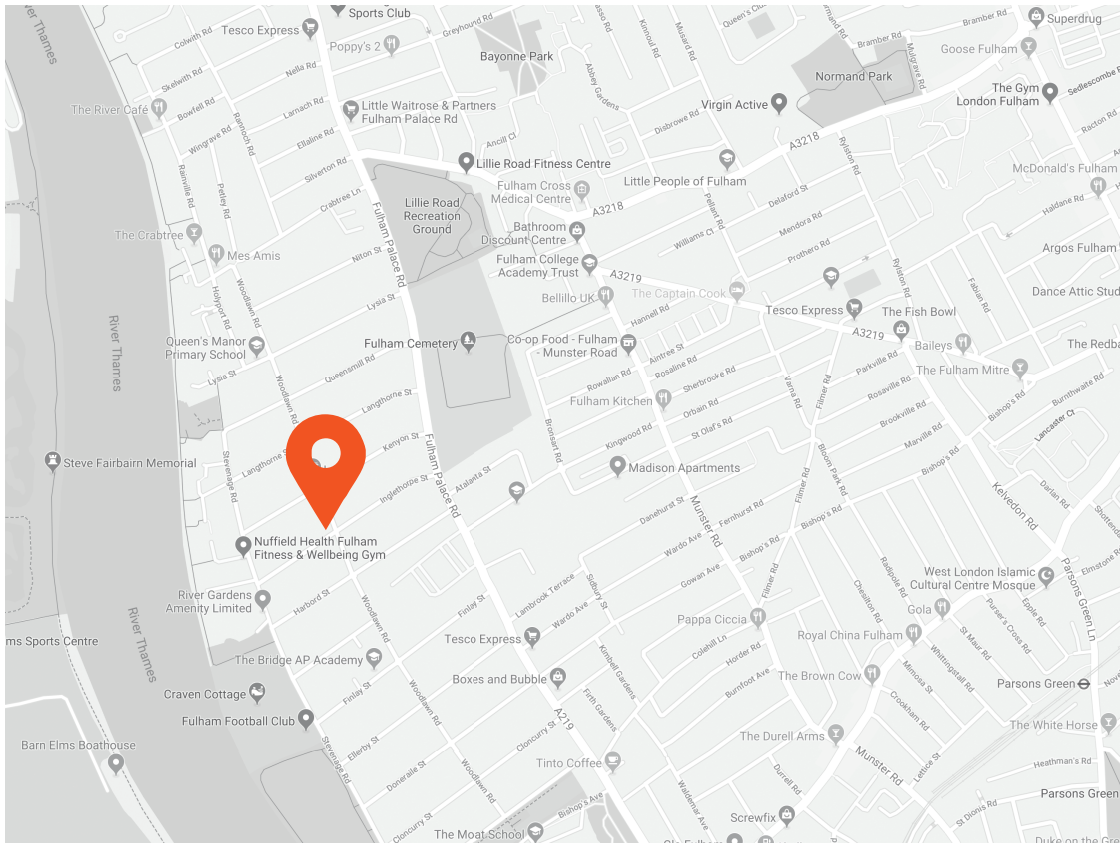


First Floor  
732 sq ft / 68 sq m



Second Floor  
530 sq ft / 49.2 sq m  
(Including Reduced Headroom)

 = Reduced headroom below 1.5m / 5'0"



### Transport Links

- Putney Bridge (1.0 miles)
- Parsons Green (1.1 miles)
- Barons Court (1.2 miles)

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### Aspire Fulham Central

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Battersea ● Fulham South ● Fulham Central ● Balham ● Clapham South ● Clapham High Street ● Furzedown

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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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