



An immaculately refurbished two bedroom first floor flat located in the heart of Sands End, South Fulham. The property has been cleverly configured to create two double bedrooms, both with fitted cupboards, and two bathrooms, one of which is ensuite. There is a large open plan kitchen/living room at the front of the property. This room offers ample space for both living and dining.

Byam Street is situated within the popular Sands End area of South Fulham; local amenities such as Imperial Wharf station, Imperial Park and the Sands End pub are all close by, as are the bars, shops and restaurants on the Wandsworth Bridge Road. The nearest underground stations are Parsons Green and Fulham Broadway, which are both within walking distance.





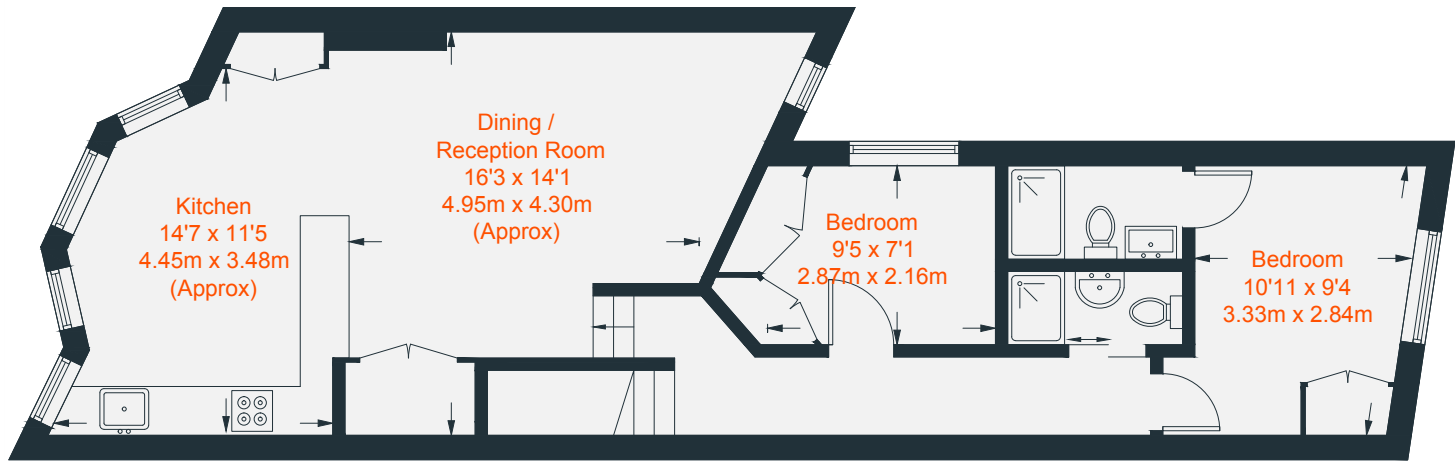




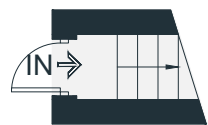




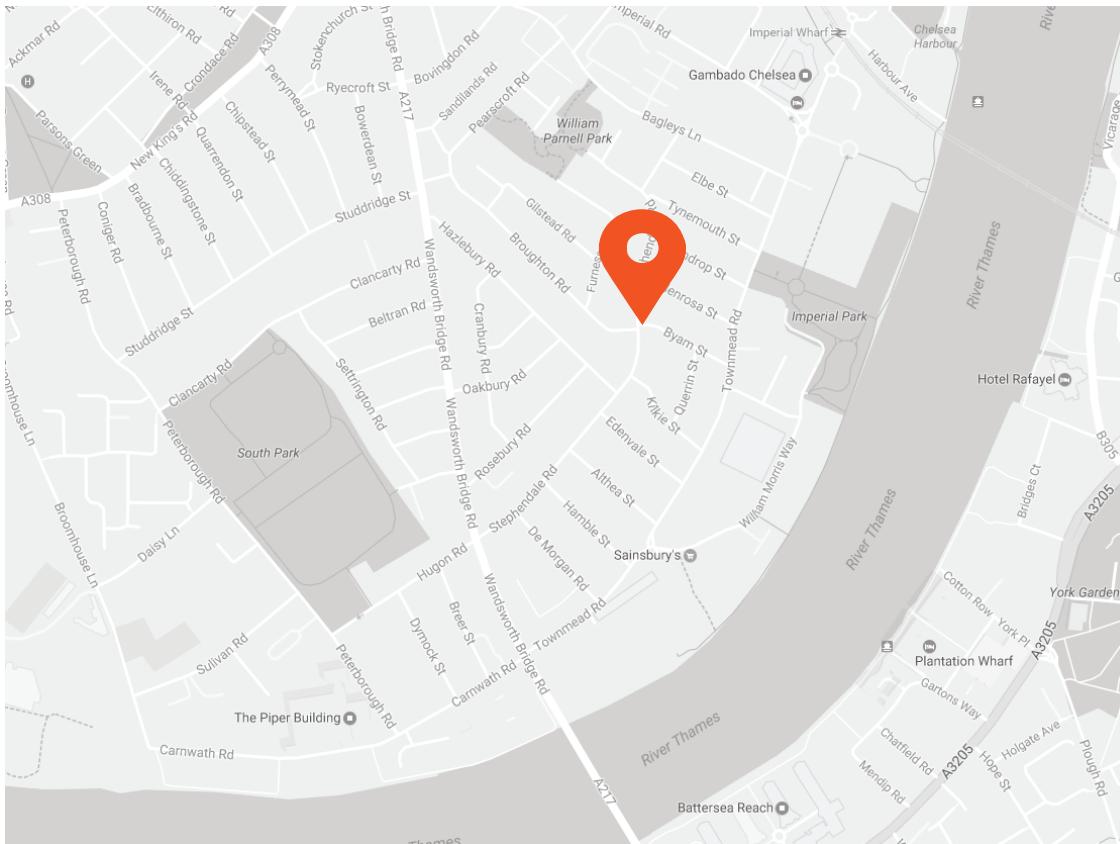
Approximate Gross Internal Area = 727 sq ft / 67.5 sq m



First Floor = 714 sq ft / 66.3 sq m



Ground Floor = 13 sq ft / 1.2 sq m



### Transport Links

- Imperial Wharf (0.4 miles)
- Parsons Green (1.0 miles)
- Fulham Broadway (0.9 miles)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>	57	66
	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>		
(69-80) <b>C</b>		
(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>	51	62
	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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