



A stunning house in the heart of Munster Village, this property has a large reception room on the ground floor leading to the eat-in kitchen and through bifold doors out to the patio garden.

Upstairs there are three very large double bedrooms with two bathrooms, one family bathroom with bath and separate shower and the second ensuite to the master bedroom.

Presented in immaculate condition, it is an ideal starter home and a rare find at the price. Placed on Colehill Lane, it is a very quiet residential street as the lane is closed to traffic near the end, preventing its use as a cut through.

All Saints and St Johns schools are both of good repute and very popular with local parents. The closest tubes are Parsons Green and Fulham Broadway stations on the District Line and Barons Court on the Piccadilly Line. Munster Villages' many cafes, restaurants and shops are just at the end of road. Very close to the stunning Fulham Palace and Bishops Park and all of the attractions and views along the riverside.

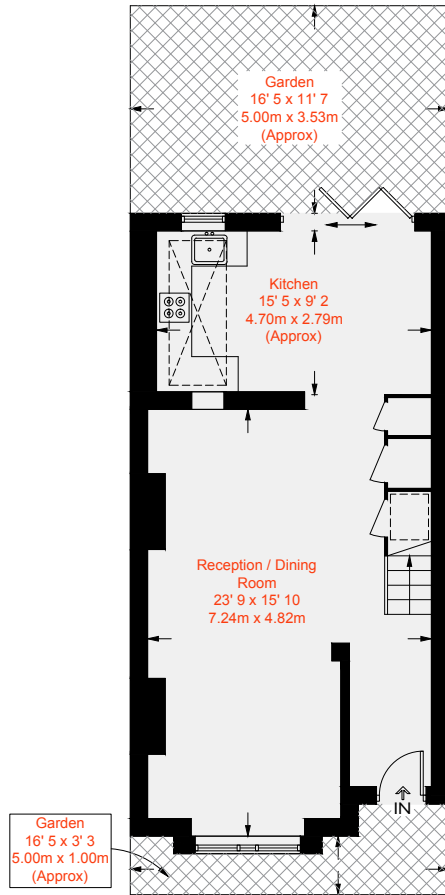






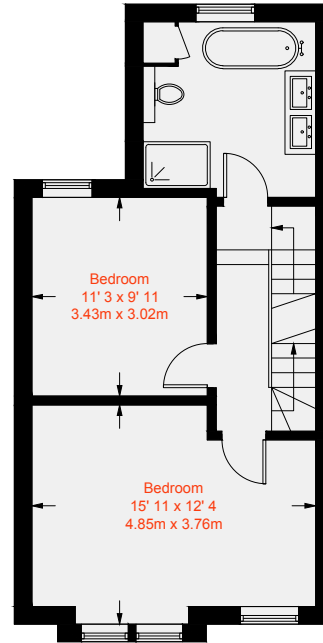




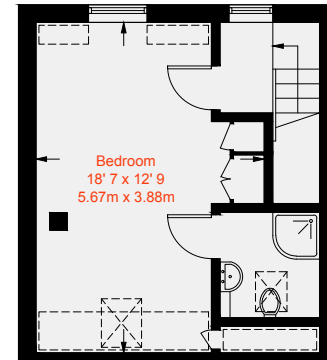
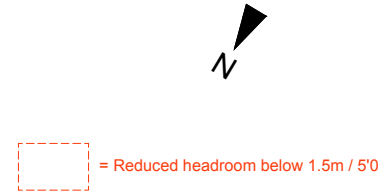


**Ground Floor**  
539 sq ft / 50.1 sq m  
(Including Reduced Headroom)

Approximate Gross Internal Area = 1285 sq ft / 119.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 40 sq ft / 3.7 sq m  
Total = 1325 sq ft / 123.1 sq m

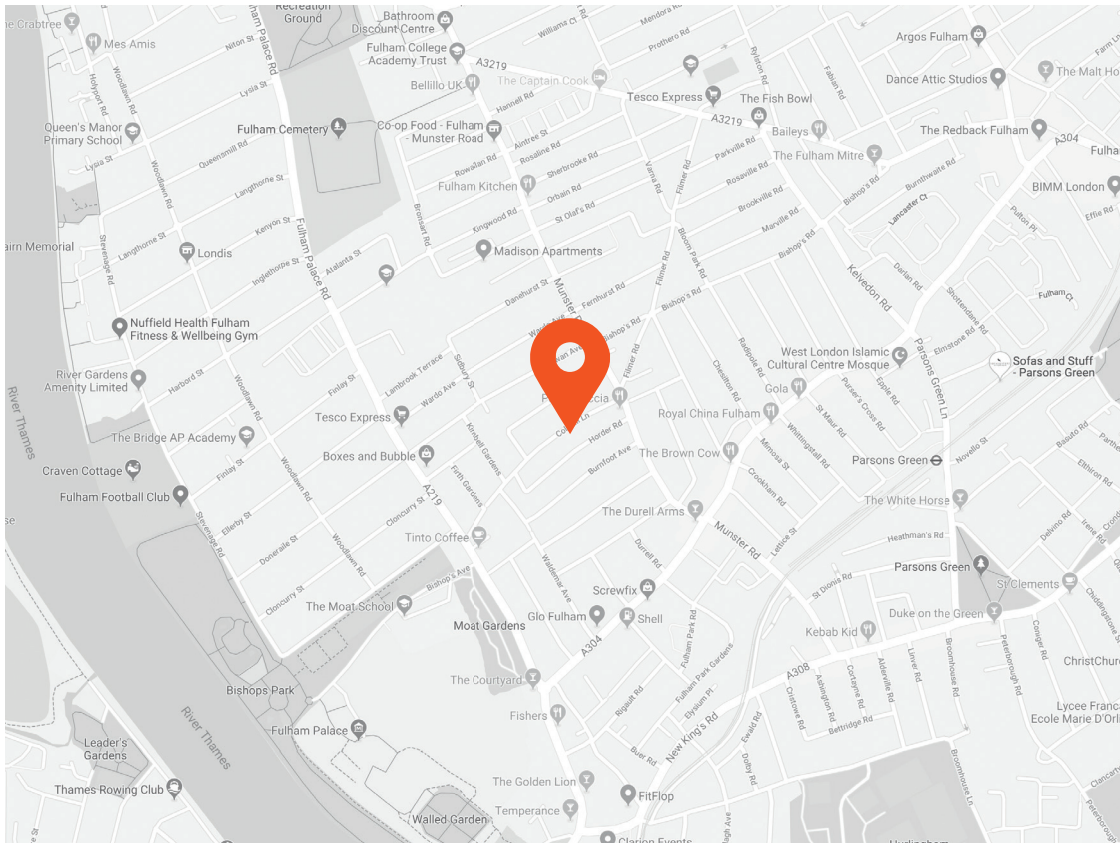


**First Floor**  
482 sq ft / 44.8 sq m



**Second Floor**  
304 sq ft / 28.2 sq m  
(Including Reduced Headroom)





### Transport Links

- Parsons Green (0.6 miles)
- Putney Bridge (0.7 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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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>		
(55-68)	<b>D</b>	59	
(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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