



With over 1800 square foot of bright, welcoming and warm living space, this family home gives everything a growing Fulham family could possibly need in a mid-terraced Victorian house.

The house has been unquestionably styled to give a contemporary yet warm feel and has been appointed over four storeys. Upstairs, there are four well-proportioned bedrooms one with en-suite shower room located in the front dormer, a rare but beneficial asset to the house.

On the first floor, there is a sizeable bathroom with double vanity unit, perfect to alleviate any Sunday morning toothbrush wars.

On the ground floor is a beautiful double reception room with a gorgeous period fireplace - no quality Victorian house should be without.

But the house really starts to get interesting at the lower ground level. If you are familiar with the 'Bury Triangle' houses, you will know that they tend to offer a considerable step down at the rear of the house meaning a lack of synergy from front to back for those that prefer open plan living.

Not this house. The basement has been excavated to an extent that the entire of the lower ground floor is all on one level without a step in sight, perfect for the playing rug rats. This creates the ability to have a multi-functional living space all on one floor that includes WC, stunning kitchen, dining area and a seating reception area. Pretty impressive for one floor!

At the rear of the house, is a beautifully styled rear garden with built-in seating areas accessed through the bi-folding doors from the kitchen. It's a house that will have you looking forward to summer all year round - but still gives you a cosy winter.

The house is set close to the many local amenities of South Fulham and the green space of South Park is only at the end of the road. With links via bus and train both in and out of London, the house will work well for the commuter. There is also a riverboat that can have you in Blackfriars within 26 minutes.

The house is offered with no onward chain.



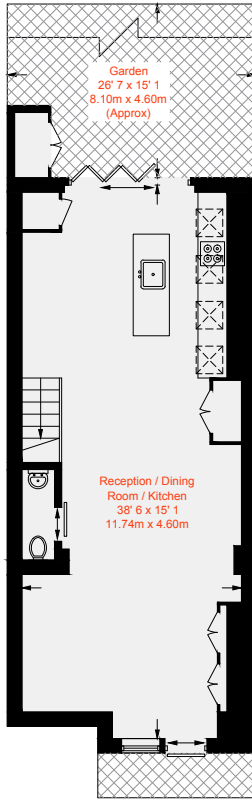







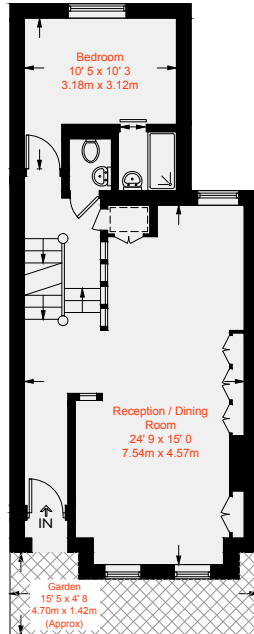


Approximate Gross Internal Area = 1889 sq ft / 175.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 29 sq ft / 2.7 sq m
 Total = 1918 sq ft / 178.3 sq m

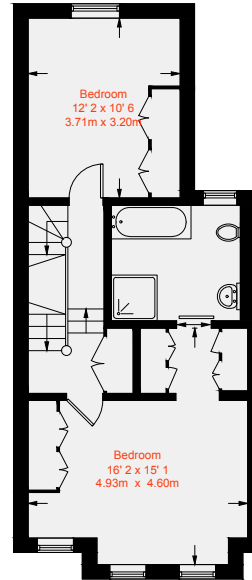


Lower Ground Floor
 567 sq ft / 52.7 sq m

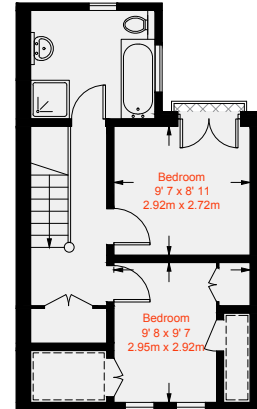
 = Reduced headroom below 1.5m / 5'0



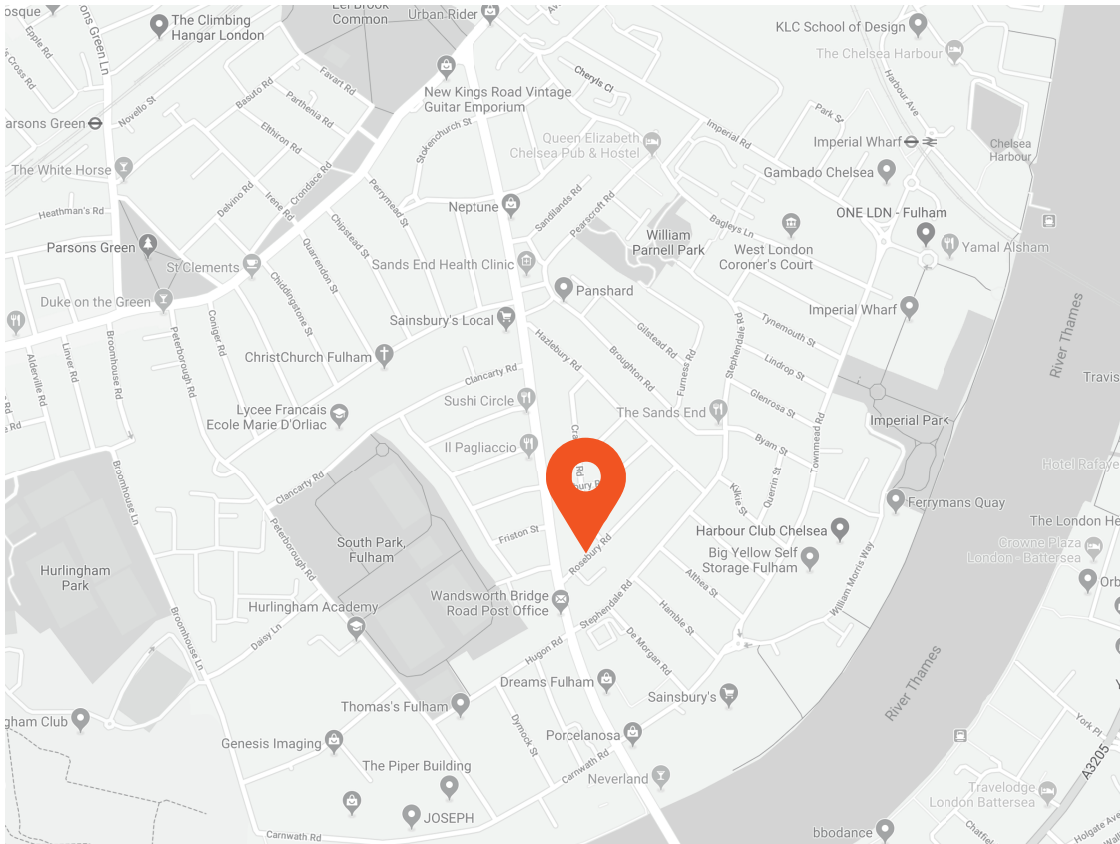
Ground Floor
 494 sq ft / 45.9 sq m
 (Including Reduced Headroom)



First Floor
 497 sq ft / 46.2 sq m



Second Floor
 360 sq ft / 33.5 sq m
 (Including Reduced Headroom)



Transport Links

- Imperial Wharf (0.7 miles)
- Wandsworth Town (0.7 miles)
- Parsons Green (0.9 miles)

Aspire Fulham South

+44 (0) 20 7736 6110
fulham@aspire.co.uk

Aspire Fulham Central

+44 (0) 20 7381 7381
c.fulham@aspire.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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		77
(55-68) D	54	
(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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