



This five bedroom family home is a wonderful find within the heart of South Fulham. Unlike the sterile modern versions, the property has been beautifully finished as a warm family home.

On the ground floor you have a long double length reception room with feature wall and plenty of storage. To the rear is a modern kitchen with island, high ceilings and plenty of dining space leading out to the 22ft west facing garden. Between the two is a utility room and downstairs loo. There are in-built Bose speakers in both the living room and kitchen.

Light, bright and airy throughout, the property provides five double bedrooms with three bathrooms along with a sunny roof terrace.

Althea Street is very close to the Sainsbury's superstore, the river, and is a short walk away from a diverse range of bars, restaurants and shops. There are good transport links with Fulham Broadway and Parsons Green a short walk away and easy access to the city from Imperial Wharf and Wandsworth Town.

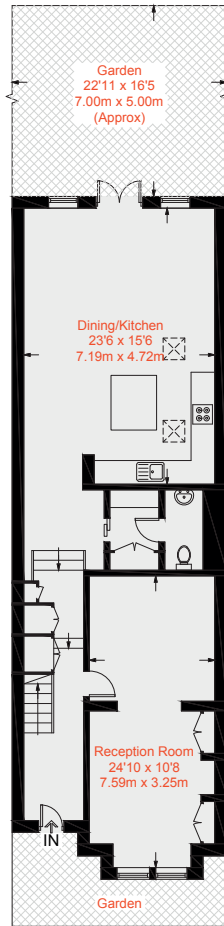






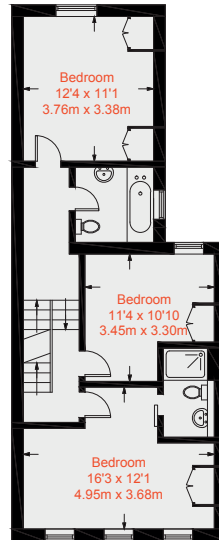




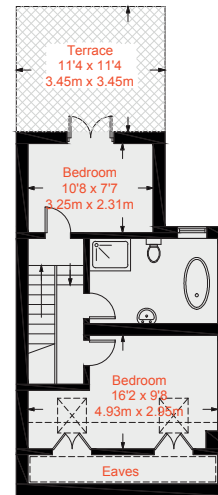


Ground Floor
885 sq ft / 82.2 sq m

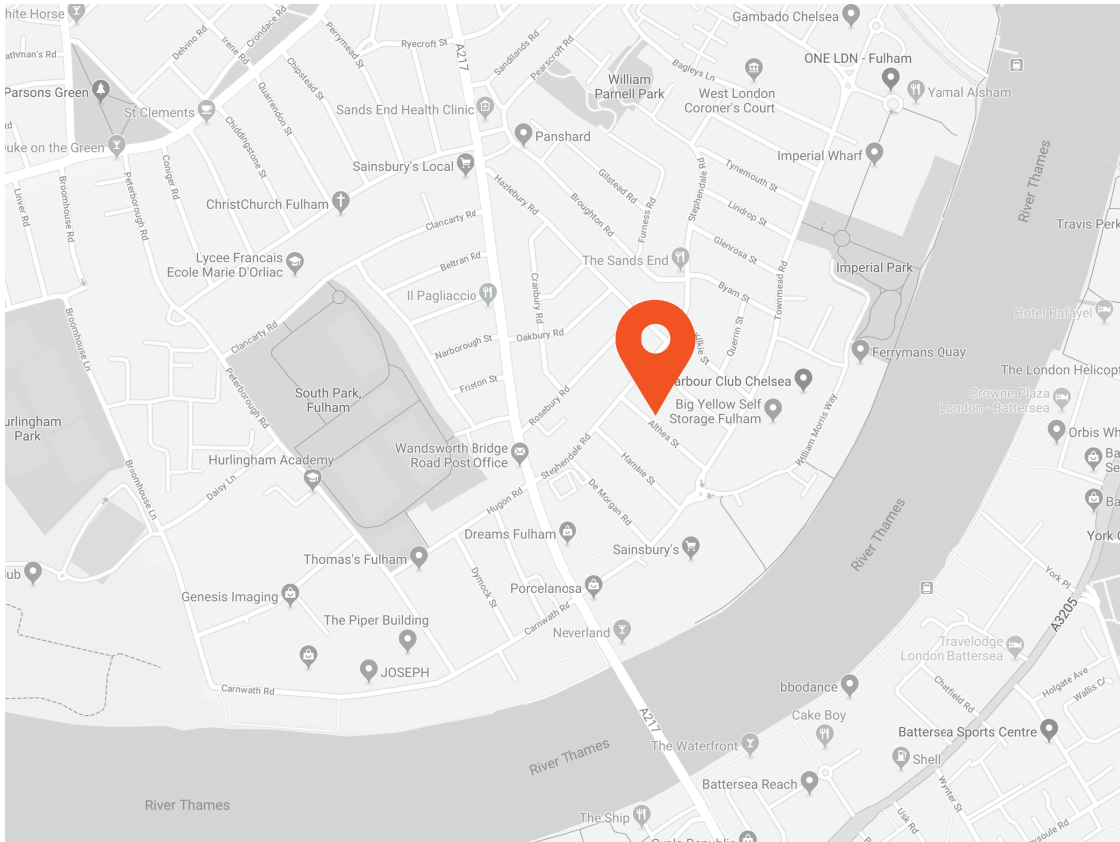
Approximate Gross Internal Area = 1876 sq ft / 174.3 sq m
 (Excluding Reduce Headroom / Eaves Storage)
 Reduced Eaves Storage = 40 sq ft / 3.7 sq m = Reduced Head Height
 Total = 1916 sq ft / 178 sq m



First Floor
605 sq ft / 56.2 sq m



Second Floor
426 sq ft / 39.6 sq m



Transport Links

- Imperial Wharf (0.6 miles)
- Wandsworth Town (0.8 miles)
- Fulham Broadway (1.0 miles)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	42	
(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		76
(55-68) D		
(39-54) E		
(21-38) F		38
(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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