



This impressive four bedroom family home is situated on Gilstead Road, a quiet residential street in the ever popular Sands End area of Fulham. The property is perfectly situated to enjoy all of the wonderful amenities that the area has to offer as well as many highly regarded schools.

The ground floor of the property is home to a bright and airy reception area which has wooden flooring throughout, a large bay window and feature fireplace. Between the reception area and the kitchen is a utility room and bathroom. To the rear of the building is the kitchen/ dining room which has had a side return extension with Velux skylights which fill the room with natural light. The kitchen has sleek design and modern fittings as well as a breakfast bar. There are floor to ceiling doors which lead out to a private split-level garden, part paved and part artificial grass, which makes a great space to entertain.

The first floor has three good sized double bedrooms, one of which has built-in storage and all have large windows. There is a stylish shower room on this floor that is half tiled.

The top floor of the property has a further stylish family bathroom and the master bedroom. This room has built-in cupboards, Velux windows, a Juliette balcony and eaves storage.

Gilstead Road is located within walking distance to Fulham Broadway, Imperial Wharf and Wandsworth Town stations both providing regular train services in and out of the City. The area offers many great options for dining out and has a fantastic selection of boutique shops. The property is close to various lovely parks including South Park and Eel Brook Common.

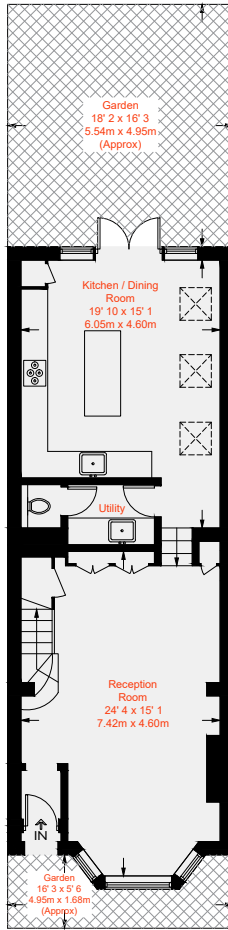









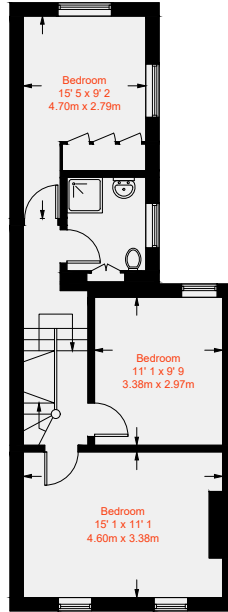




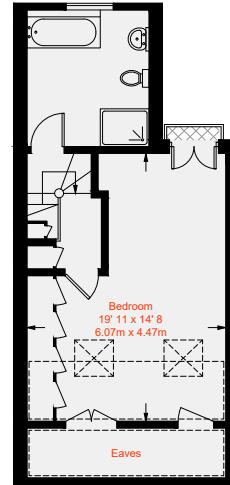
Ground Floor
666 sq ft / 61.9 sq m

Approximate Gross Internal Area = 1545 sq ft / 143.6 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 113 sq ft / 10.5 sq m
Total = 1658 sq ft / 154.1 sq m

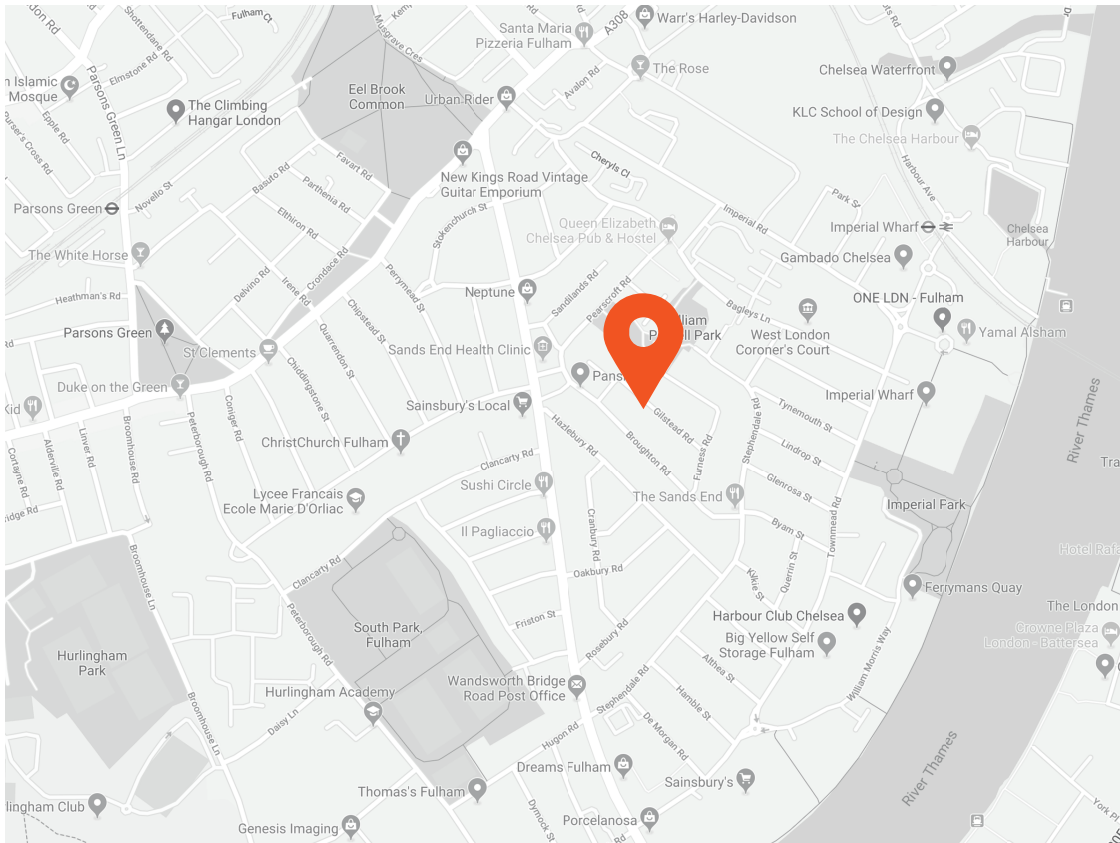
 = Reduced headroom below 1.5m / 5'0"



First Floor
529 sq ft / 49.2 sq m



Second Floor
463 sq ft / 43 sq m
(Including Reduced Headroom / Eaves)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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Transport Links

- Imperial Wharf (0.6 miles)
- Fulham Broadway (0.9 miles)
- Parsons Green (1.0 miles)

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