





This recently refurbished first floor flat has been finished to a very high standard. There is a large and bright reception room at the front of the property, with sash windows and fitted shutters and a feature fireplace. This reception leads on to a beautifully fitted and sleek kitchen. The perfect entertaining space.

There are two beautifully presented double bedrooms, one of which is en-suite, with a further family bathroom, all with new fixtures and fittings. The property further benefits from a large private garden.

It is within a short walk to Fulham Broadway underground station and all the amenities surrounding the Wandsworth Bridge Road and the New King's Road. It is also close to Eel Brook Common and South Park. This is a busy and diverse area offering many shops, bars and a short distance from excellent local pubs in the Sands End area.







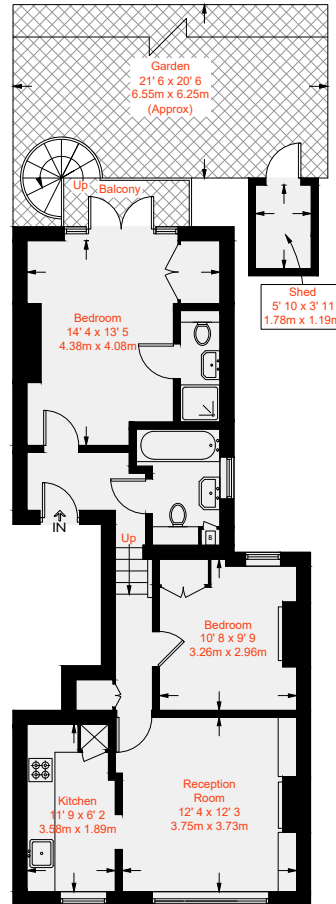




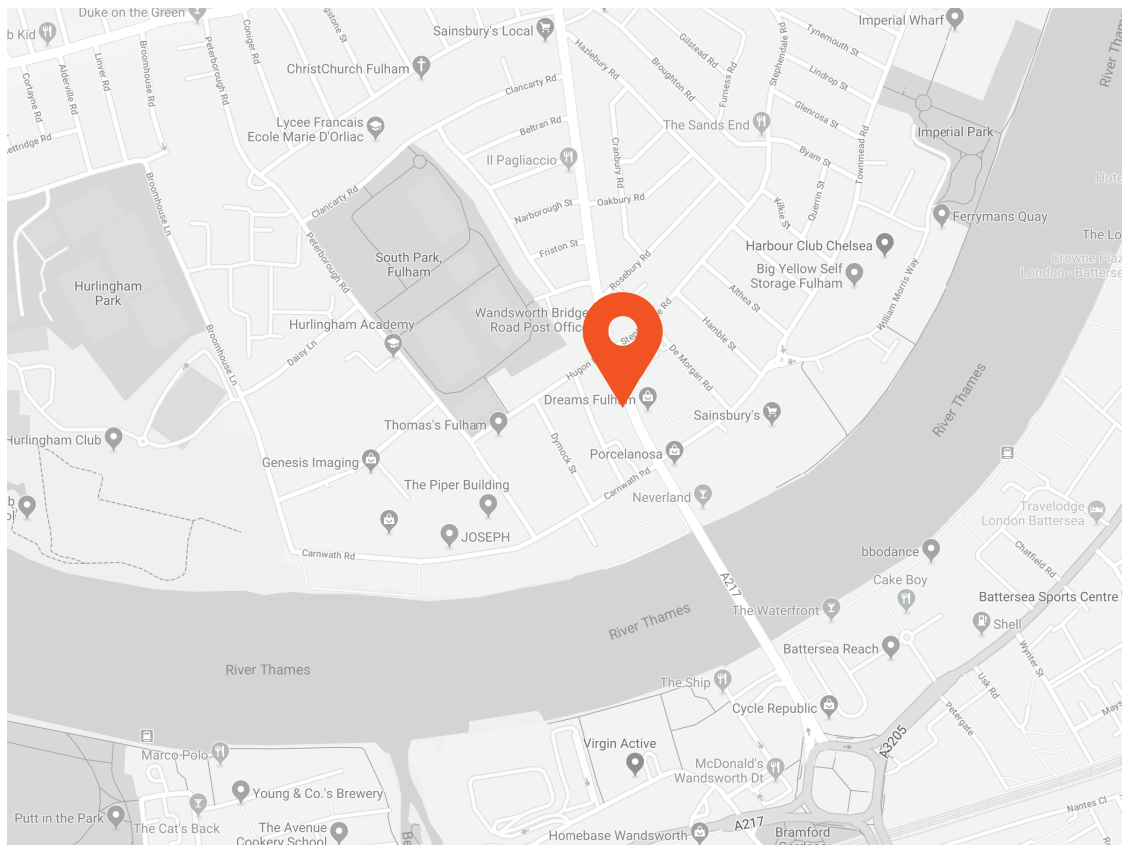




Approximate Gross Internal Area = 691 sq ft / 64.2 sq m  
Shed = 24 sq ft / 2.2 sq m  
Total = 715 sq ft / 66.4 sq m



First Floor



### Transport Links

- Wandsworth Town (0.6 miles)
- Imperial Wharf (0.7 miles)
- Parsons Green (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>        | EU Directive 2002/91/EC |           |

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### 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>                            | EU Directive 2002/91/EC |           |

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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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