



This beautiful apartment has been tastefully decorated by the current owners and provides two large double bedrooms - ideal for sharers, guests or even renting the second room. The flat has been designed to maximise storage space with double wardrobes, under stairs storage and even the kitchen has been designed to support a super worktop space.

The natural layout of the apartment has been extended to the rear meaning the apartment benefits from a spacious reception with separate dining and living space - perfect for entertaining or relaxing in the evening leading out to the patio garden - perfect for barbeques and with floor to ceiling glass doors on two sides to flood it with light.

The bathroom is tiled from floor to ceiling with plenty of ventilation, while the kitchen benefits from stylish worktops and modern appliances leading out to the delightful garden facing south to catch the sun.

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 the road. Very close to the stunning Fulham Palace and Bishops Park and all of the attractions and views along the riverside.





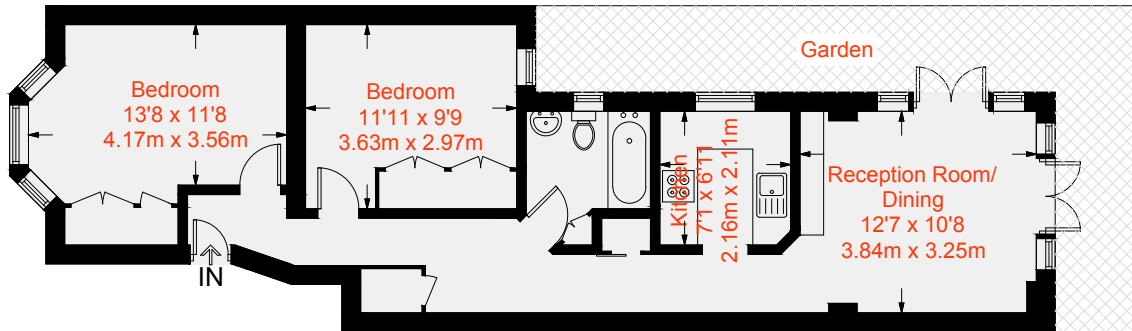




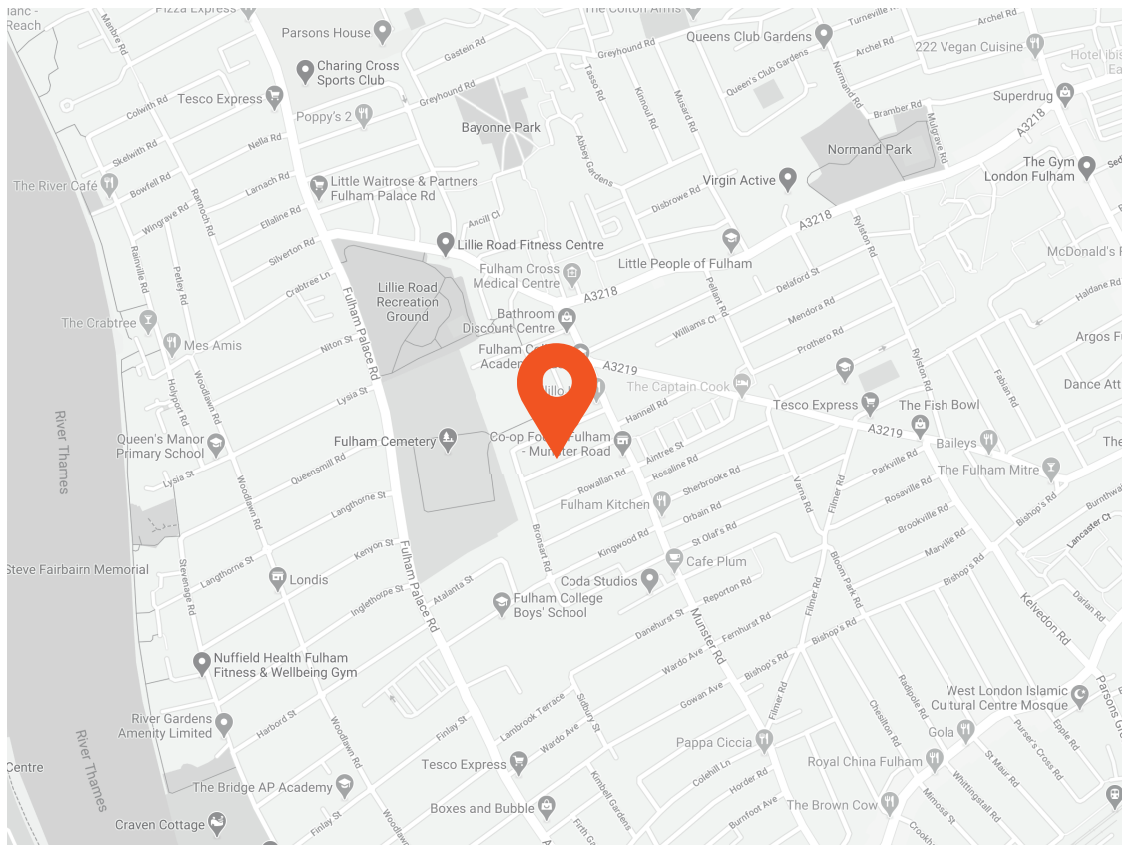




Approximate Gross Internal Area = 623 sq ft / 57.9 sq m



Ground Floor



### Transport Links

- Parsons Green (0.8 miles)
- Fulham Broadway (0.9 miles)
- Barons Court (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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(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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