



Newly converted, this two bedroom apartment is stunning throughout. The use of space is superb and this well known local developer has provided another outstanding apartment.

Brand new throughout and covered by guarantees, this apartment provides two double bedrooms with a stylish family shower room. The open plan reception is set at the top of the building and measures in at over 350 sq ft creating a very light and bright space for entertaining.

The property boasts a wonderful matt grey kitchen with copper effect handles, quartz worktops and Bosch appliances. They also boast instant boiling water taps and Insinkerator (waste disposal unit). Crittal style doors in this apartment lead out from the oak wood floor clad open plan reception area with vaulted ceilings, to a charming Juliet balcony giving an airy effect to the room. The property heating is controlled by a Hive wireless thermostat.

The property is located on Elbe Street which is just around the corner from the popular Sands End pub and Wandsworth Bridge Road where you will discover many other local bars, shops and restaurants.

Transport links are accessible via Fulham Broadway tube station or Imperial Wharf Overground station and there are bus routes accessible via Wandsworth Bridge Road leading to Chelsea, Hammersmith and Clapham Junction. There is a river bus service that runs from Chelsea Harbour/Imperial Wharf with frequent services to Blackfriars and Canary Wharf.








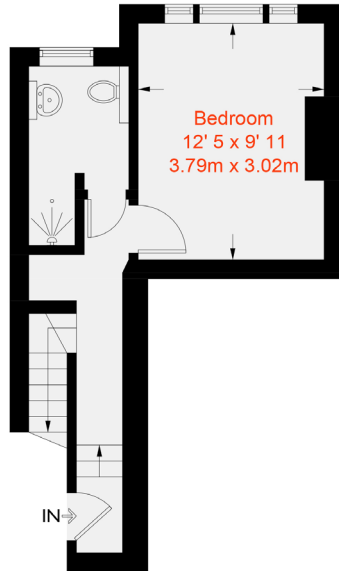




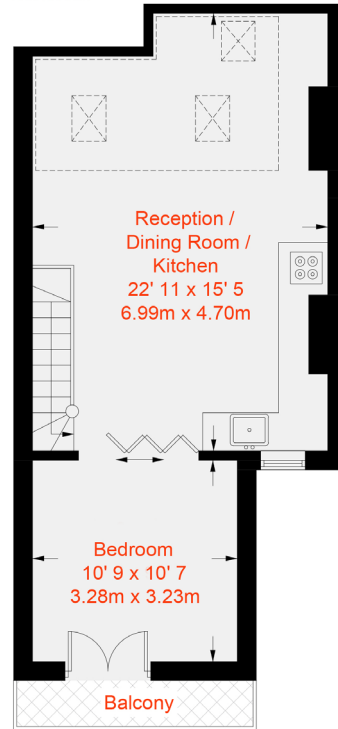
Approximate Gross Internal Area = 616 sq ft / 57.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 89 sq ft / 8.3 sq m
Total = 705 sq ft / 65.5 sq m



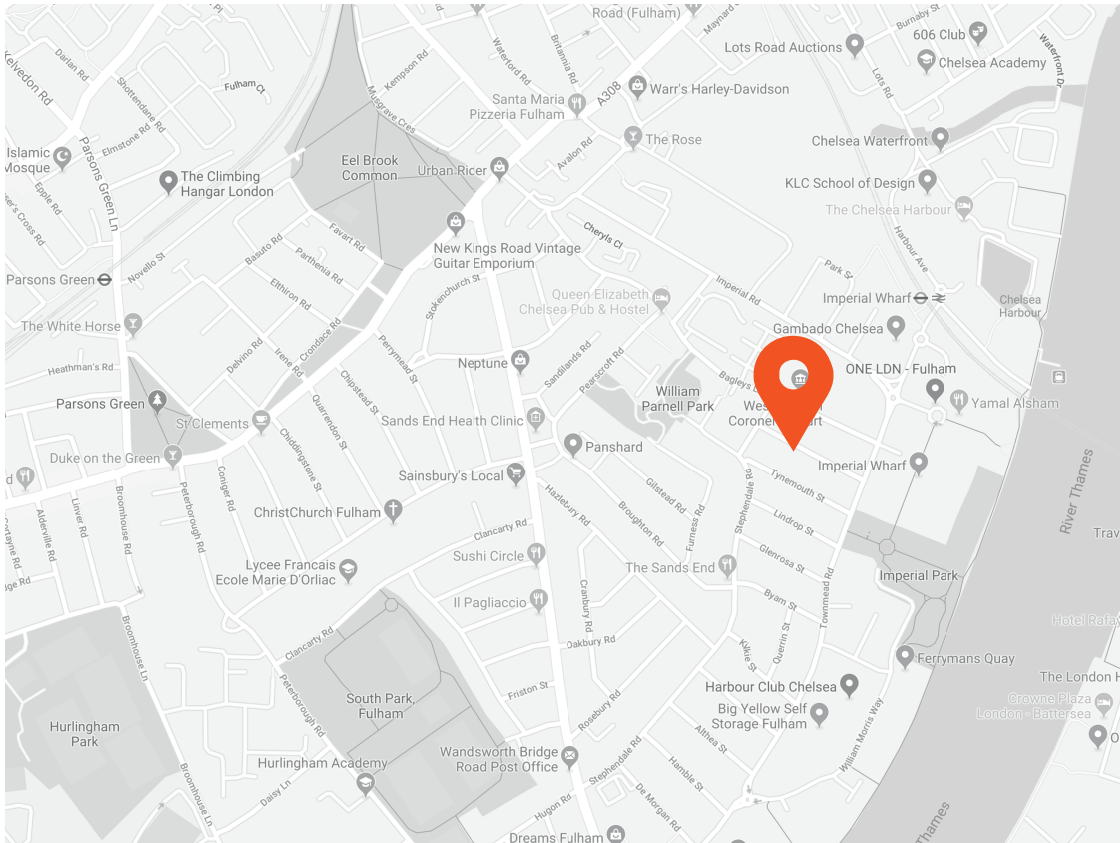
 = Reduced headroom below 1.5m / 5'0



First Floor
241 sq ft / 22.4 sq m



Second Floor
464 sq ft / 43.1 sq m
(Including Reduced Headroom)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	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 (0.4 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (1.0 miles)

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