



An extremely large two double bedroom property set in the sought-after area of Sand's End in South Fulham. The property boasts sizeable living space throughout with a contemporary eat-in kitchen at the rear, a beautiful living room at the front of the property with two bedrooms with one en-suite and ample storage. There is also a large, separate modern bathroom on the first floor. A roof terrace could be added subject to relevant permissions. The property is set only a couple of minutes walk from both Imperial Wharf station and Imperial Park.

Located on Tynemouth Street, this particular property is within Sands End, an area of rapid gentrification. It is a short walk from both Wandsworth Bridge Road and the boutiques on the King's Road. Imperial Wharf overground station is only a 4 minute walk away with easy access to the tube via West Brompton or Clapham Junction stations (both just 5 minutes away). The new four hectare, Imperial Park is also accessible at the end of the street, with immediate access to the Riverside walk.



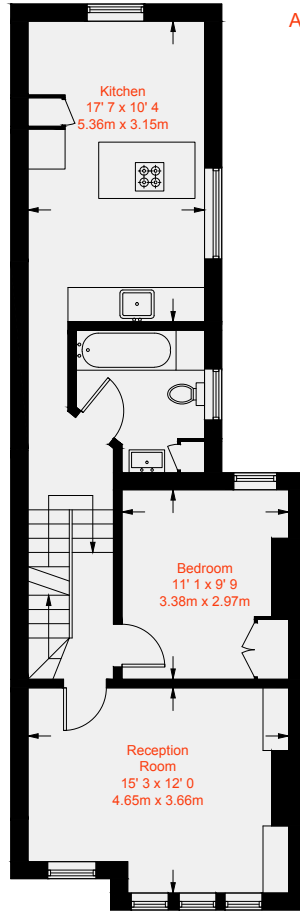




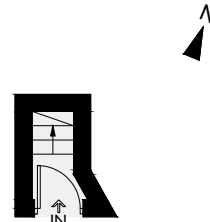




Approximate Gross Internal Area = 874 sq ft / 81.2 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 143 sq ft / 13.3 sq m  
Total = 1017 sq ft / 94.5 sq m

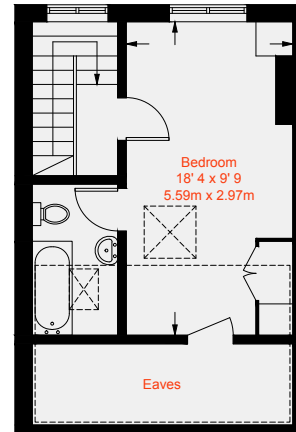


First Floor  
637 sq ft / 59.2 sq m

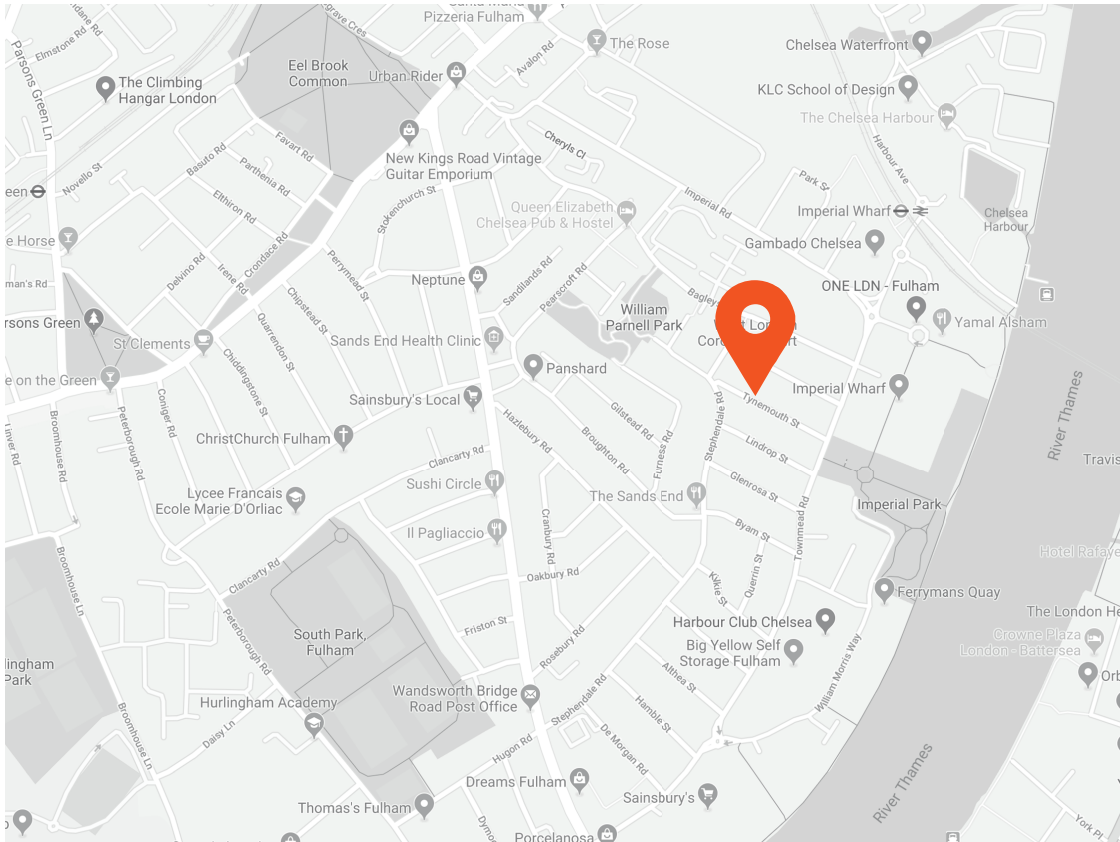


Ground Floor  
14 sq ft / 1.3 sq m

 = Reduced headroom below 1.5m / 5'0"



Second Floor  
366 sq ft / 34 sq m  
(Including Reduced Headroom / Eaves)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	74   C
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 (0.3 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.9 miles)

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