



This lovely share of freehold two bedroom, ground floor flat with a good sized patio garden is presented in good condition. The huge extended kitchen / reception leads out to the patio garden. This room benefits from high quality wooded flooring, built-in wooden bookcases and large mirrors reflecting light from the French doors and skylights back into this lovely room.

The master bedroom is to the front of the property and benefits from a large sash window with natural light. The second bedroom is a good sized double room with sash window. Both rooms have bespoke wardrobes with built-in storage and are carpeted. There is a comfortable family bathroom, with bath and shower and a window.

The open plan kitchen/reception is to the rear of the property and benefits from a side return running the entire length of the room with velux windows above making the space bright and inviting. The kitchen has integrated appliances (washer/dryer, fridge/freezer and dishwasher) and there are French doors leading to the charming patio garden. The garden has room for table and chairs, allowing you to enjoy your outside space.

Wandsworth Bridge Road is a short walk and offers a diverse range of bars, restaurants and shops. There are good transport links with Fulham Broadway and Parsons Green a short walk away and easy access to the City from Imperial Wharf and Wandsworth Town. The property is also a few minutes' walk away from Chelsea Embankment Wharf, offering regular river boat services to the City.




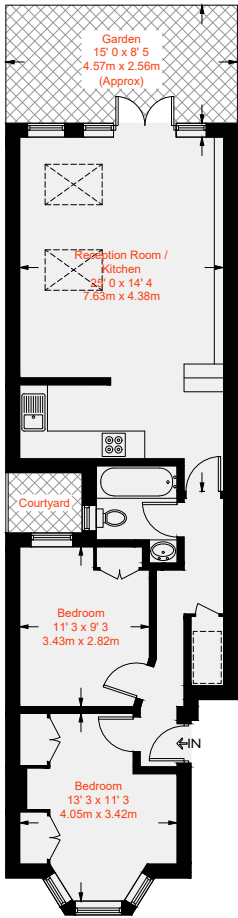








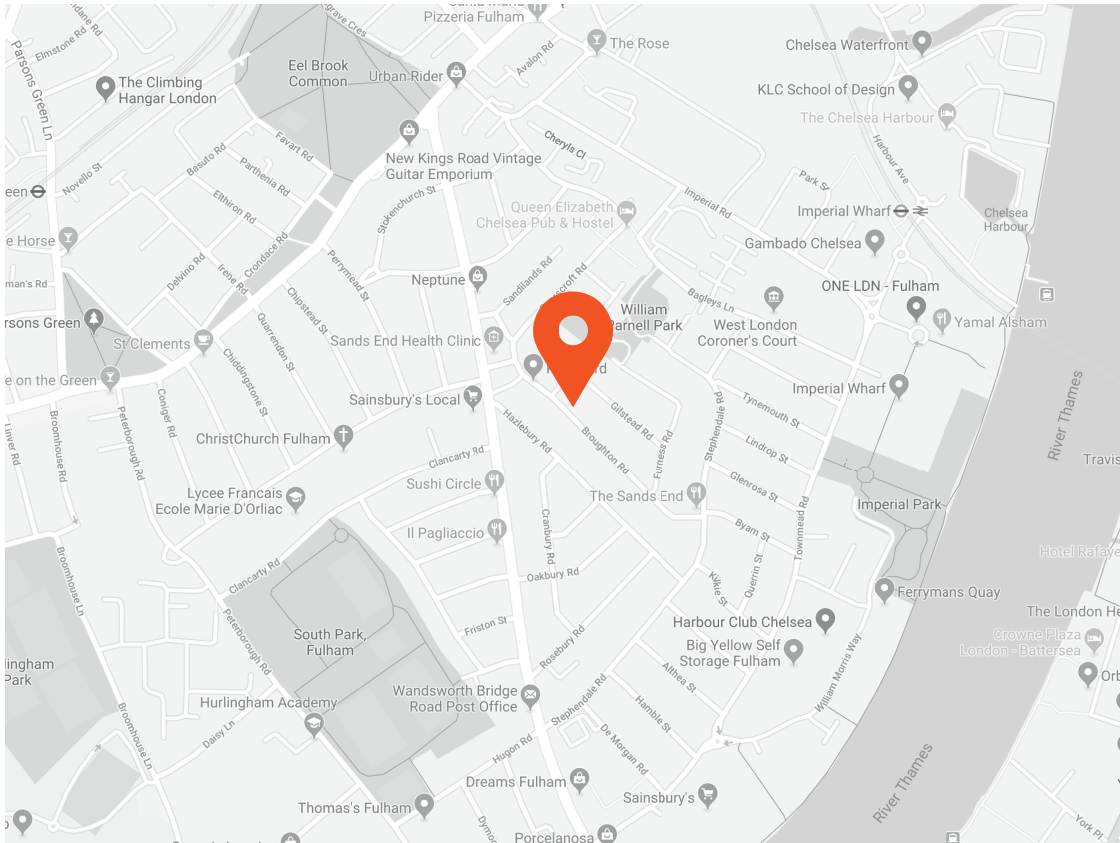
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Approximate Gross Internal Area = 702 sq ft / 65.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Total = 709 sq ft / 65.9 sq m





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 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 (0.6 miles)
- Fulham Broadway (0.7 miles)
- Parsons Green (0.8 miles)

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