





This well positioned and rarely available house benefits from three ensuite bedrooms, a large garden and a generous eat-in kitchen. Not only has this house been fully extended it has the potential to extend further into the garden.

Broughton Road benefits from the peace and quiet with the new traffic calming scheme meaning only local residents can drive down it. In addition it is only a short walk from the many amenities of Wandsworth Bridge Road, the green spaces of South Park and is in close proximity to excellent transport links - Imperial Wharf, Fulham Broadway and Wandsworth Town stations are all short walks away.

Broughton Road is close to Parsons Green and Fulham Broadway, with the top end of the road particularly sought-after. What makes this street so desirable is the locality to the many local schools and amenities of Wandsworth Bridge Road, and South Park, which offers local playing fields and public tennis courts.







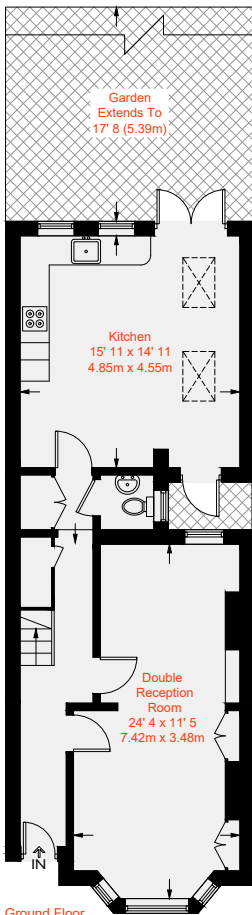






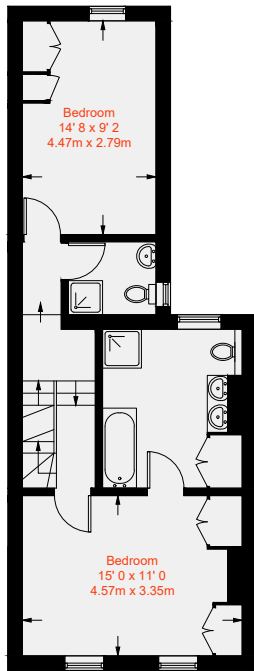


 = Reduced headroom below 1.5m / 5'0"

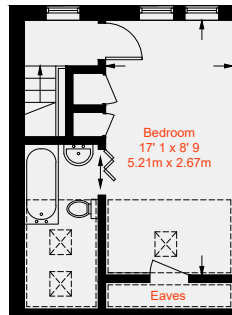


Ground Floor  
638 sq ft / 59.3 sq m

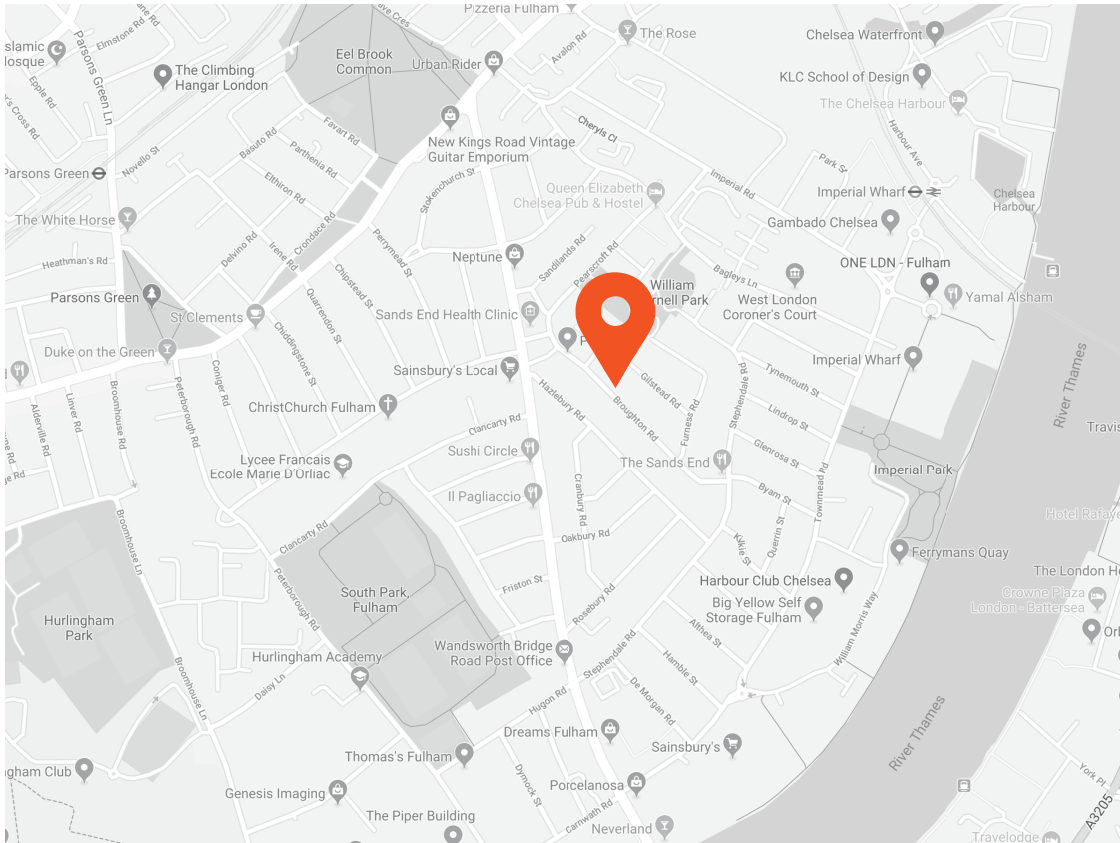
Approximate Gross Internal Area = 1365 sq ft / 126.9 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 89 sq ft / 8.3 sq m  
Total = 1454 sq ft / 135.2 sq m



First Floor  
532 sq ft / 49.5 sq m



Second Floor  
284 sq ft / 26.4 sq m  
(Including Reduced Headroom / Eaves)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E	50   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.

[aspire.co.uk](http://aspire.co.uk)

### Transport Links

- Imperial Wharf (0.7 miles)
- Fulham Broadway (1.0 miles)
- Parsons Green (1.0 miles)

### Aspire Fulham South

+44 (0) 20 7736 6110  
[fulham@aspire.co.uk](mailto:fulham@aspire.co.uk)

### Aspire Fulham Central

+44 (0) 20 7381 7381  
[c.fulham@aspire.co.uk](mailto:c.fulham@aspire.co.uk)

