



This very large four bedroom house, measuring in at an impressive 1,845 sq ft is presented in good condition and has an impressive array of unique features, as well as the possibility of extending further on the second floor subject to relevant permissions.

The ground floor is vast and provides a double length reception to the front of the building with plenty of storage and a guest WC. To the rear is a wider than usual kitchen dining room with bi-fold doors out to the 28ft garden which is flooded with light. At the end of the garden is a well proportioned bike and storage shed but has great potential to be a summer house or separate working office

Upstairs are four double bedrooms, one with a huge en-suite and walk-in wardrobe. Two further bedrooms on the first floor are serviced by the family bathroom, while the huge top floor bedroom has its own en-suite. Presented in good condition it feels so much bigger than houses of a similar build as it is wider than usual.

Elswick Street also has the benefit of being that much closer to Fulham Broadway and Parsons Green than most of Sands End, while still being close enough to all of the shops, bars and restaurants of the Wandsworth Bridge Road, the enormous Sainsbury's super market and Imperial Wharf overland station is a short walk away.







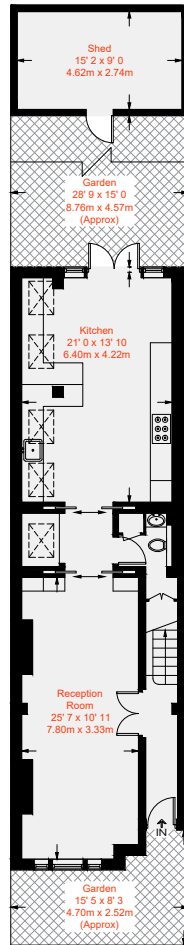




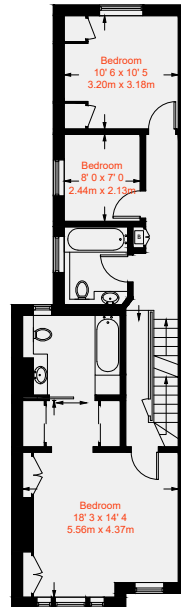
Approximate Gross Internal Area = 1654 sq ft / 153.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 55 sq ft / 5.1 sq m  
 Shed = 136 sq ft / 12.6 sq m  
 Total = 1845 sq ft / 171.4 sq m



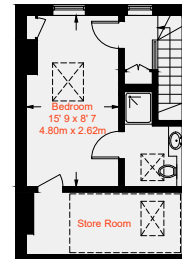
 = Reduced headroom below 1.5m / 5'0"



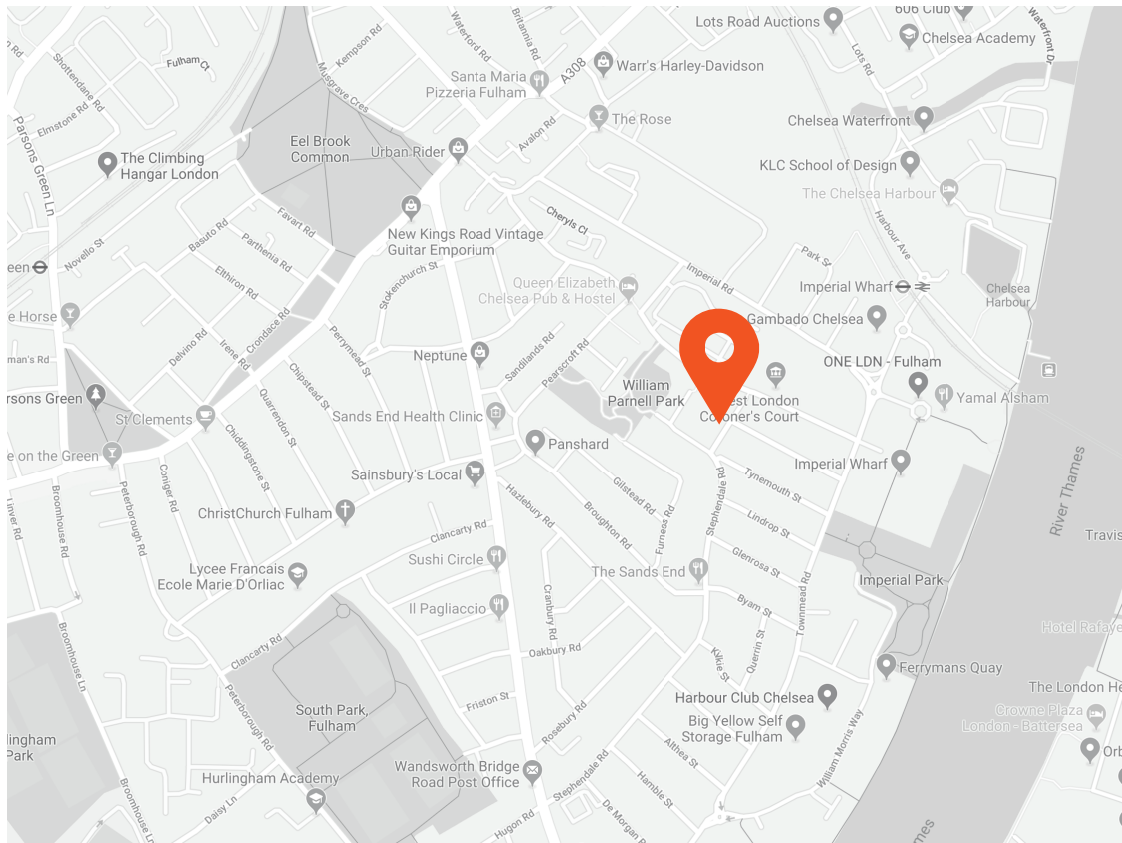
Ground Floor  
741 sq ft / 68.8 sq m



First Floor  
653 sq ft / 60.7 sq m



Second Floor  
315 sq ft / 29.3 sq m  
(Including Reduced Headroom)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   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 (0.3 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.9 miles)

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