



This fully extended Stependale Road house is a real find at the price. Well finished, it benefits from a larger than normal secluded garden and provides plenty of living space throughout the house.

The ground floor begins with the classic double length reception room with high ceilings, fireplace and bay windows that provide plenty of light. There is a downstairs WC behind, while to the rear is a glorious open plan kitchen/reception with oodles of worktop and storage space leading out to the garden through bi-fold doors.

Upstairs there is so much space for a large family with five double bedrooms, including air-conditioning and two bathrooms. There is also a hidden additional storage room.

Presented in good condition, the house is situated on the popular Stependale Road, home of the popular Sands End pub and round the corner on the Wandsworth Bridge Road you will discover many other local bars, shops and restaurants. The property is located near to several schools of excellent repute and the green spaces of South Park and Eel Brook Common are close by.

Transport links are accessible via Fulham Broadway, Parsons Green 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.





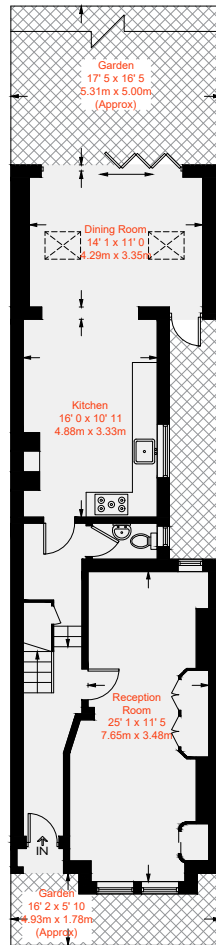











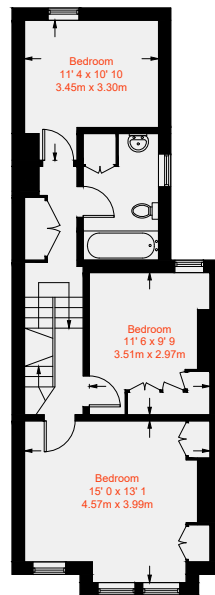


Ground Floor  
743 sq ft / 69 sq m

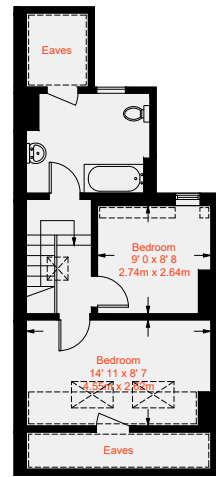
Approximate Gross Internal Area = 1663 sq ft / 154.5 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 106 sq ft / 9.9 sq m  
Total = 1769 sq ft / 164.4 sq m



 = Reduced headroom below 1.5m / 5'0

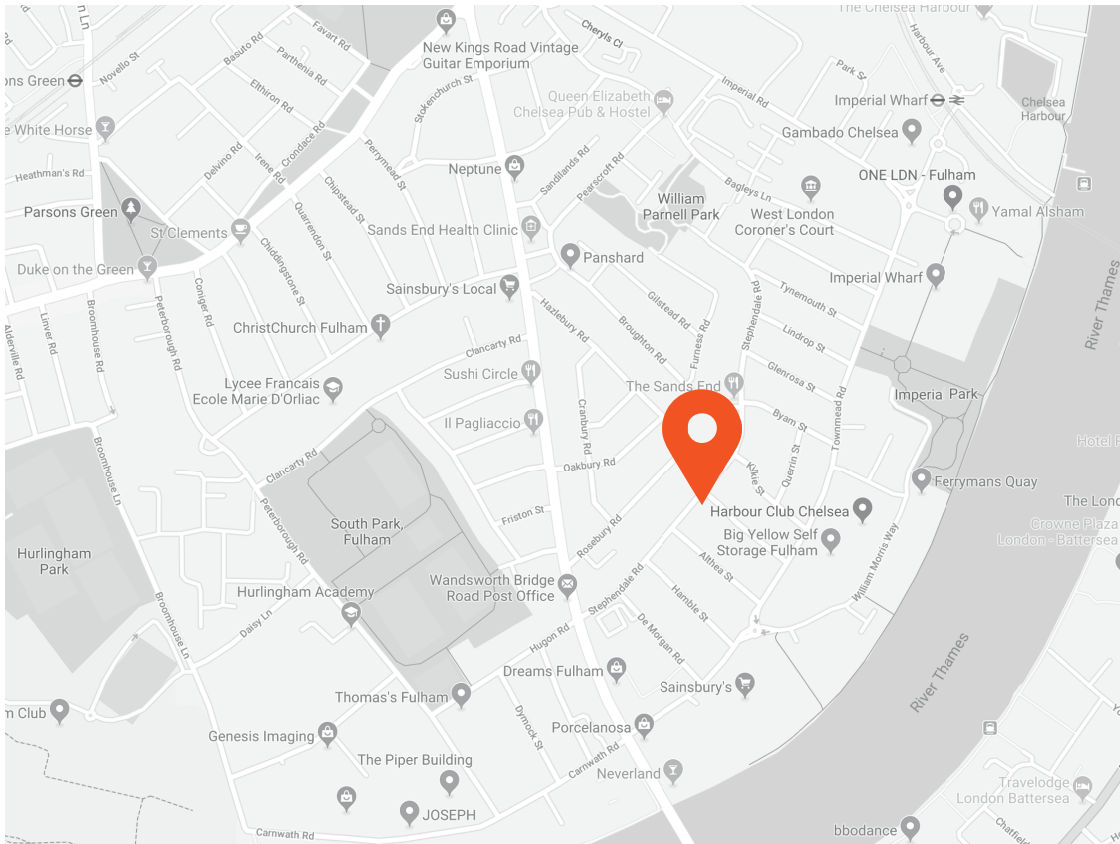


First Floor  
585 sq ft / 54.4 sq m



Second Floor  
441 sq ft / 41 sq m  
(Including Reduced Headroom / Eaves)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	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 (0.5 miles)
- Wandsworth Town (0.8 miles)
- Fulham Broadway (0.9 miles)

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