





A beautiful and spacious home that can grow with your family; this well finished house is in the heart of the Bury Triangle. It is presented as a four bedroom family home with an incredible 31 ft long garden - perfect for the times we live in.

The lower ground floor is a well fitted out kitchen diner leading to a utility room and onto the garden, while the raised ground floor has the distinctive double length reception and fourth bedroom or study.

Upstairs are two large double bedrooms, with a huge family bath and shower room. On the top floor is a very large double bedroom with its own en-suite. Well-sized and in good condition, it is a perfect home, but with potential for a large extension on the ground floor with additional expansion possible on the upper floors and basement subject to the usual permissions.

At the price it represents superb value for money and is set in the ever popular Bury Triangle location, a short walk to both Fulham Broadway and Parsons Green underground stations. It also provides excellent access to the popular L'Ecole des Petits and French Lycee schools, South Park, the Harbour Club and Imperial Wharf station which are all in the local vicinity.









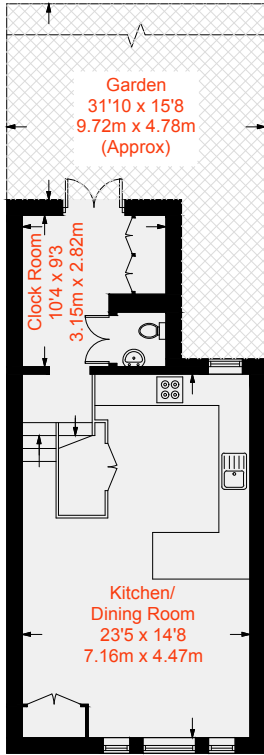










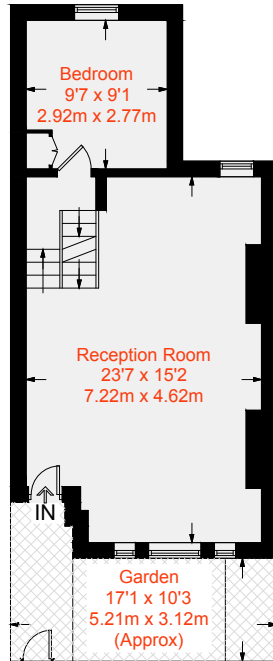


Lower Ground Floor  
440 sq ft / 40.9 sq m

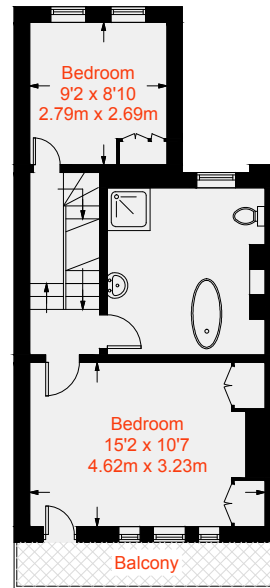
Approximate Gross Internal Area = 1520 sq ft / 141.2 sq m  
(Excluding Reduce Headroom / Eaves Storage)

Reduced Eaves Storage = 40 sq ft / 3.7 sq m [ ]=Reduced Head Height

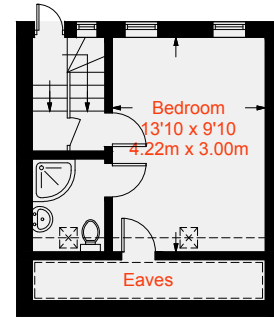
Total = 1560 sq ft / 144.9 sq m



Ground Floor  
438 sq ft / 40.7 sq m



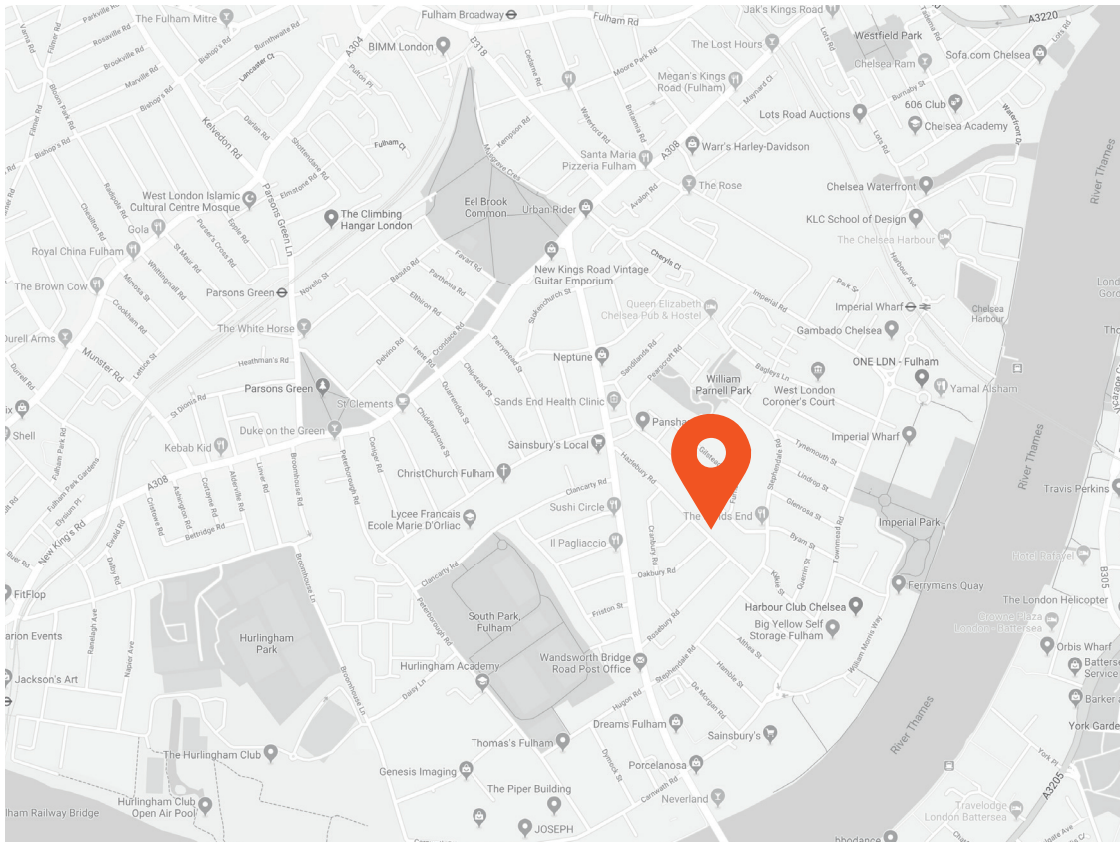
First Floor  
426 sq ft / 39.5 sq m



Second Floor  
256 sq ft / 23.8 sq m







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   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 (0.6 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (0.8 miles)

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