



The standard of finish in this wonderful, much larger than average, two bedroom garden maisonette is exemplary. Completely refurbished only a few years ago this flat will appeal to a wide variety of potential purchasers.

As you enter through your own front door, the attention to detail to the finish is immediately apparent. With rich oak flooring throughout and a bathroom laced with carrera marble, no penny has been left unspent. There are two sizeable bedrooms at the front of the property with the master bedroom offering a cleverly converted dressing room or office area. At the rear of the apartment is the wonderful open plan kitchen/ dining room that offers sizeable and bright living space. This further leads seamlessly to a south-west facing, decked garden.

The property is perfectly situated in the desirable area of Sands End in South Fulham. Within walking distance you have both Imperial Wharf and Wandsworth Town stations as well as many local Riverside pubs, bars and restaurants. The property is sold with no onward chain and early viewings are highly recommended.











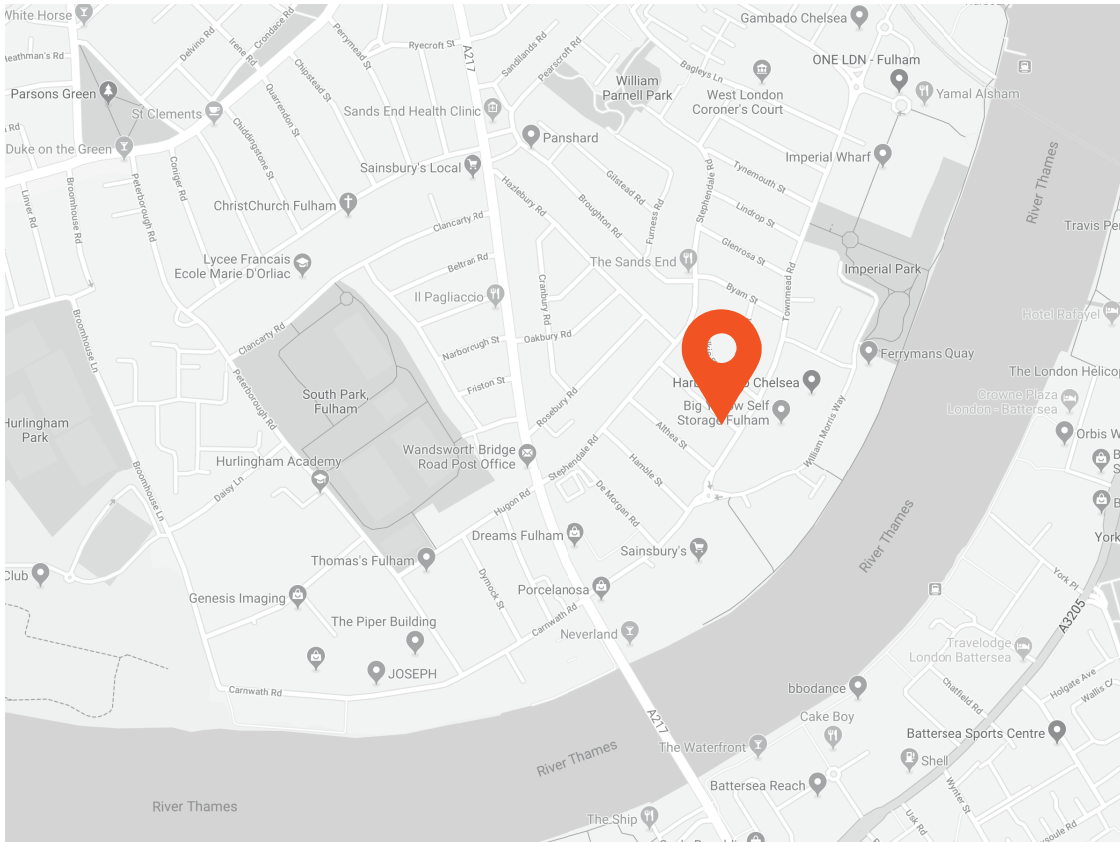


Approximate Gross Internal Area = 855 sq ft / 79.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 861 sq ft / 80 sq m



= Reduced headroom below 1.5m / 5'0





Transport Links

- Imperial Wharf (0.5 miles)
- Wandsworth Town (0.7 miles)
- Parsons Green (1.0 miles)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	80
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	78	81
	EU Directive 2002/91/EC	



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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