



A stunning top floor conversion. This two bedroom two bathroom and guest toilet top floor apartment with a sunny roof terrace is presented in immaculate condition throughout.

The flat features a huge open plan reception with a modern kitchen, plenty of work top space as well as storage and appliances. The reception itself is flooded with light from both sides, while the main flat provides two large double bedrooms with en-suite bath and shower rooms. The main bathroom is decorated with Italian marble. The property also benefits from a separate WC for guests. The roof terrace is south west facing, it's wonderful as it's got privacy and it's a complete sun trap.

The property is located on Elbe Street which is just around the corner from the popular Sands End pub and Wandsworth Bridge Road where you will discover many other local bars, shops and restaurants.

Transport links are accessible via Fulham Broadway 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.

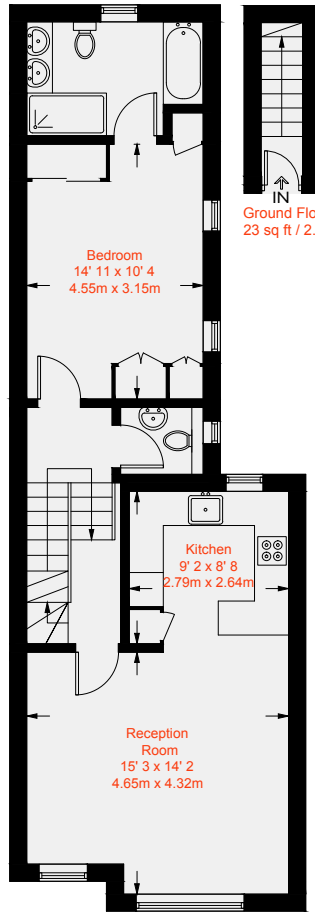










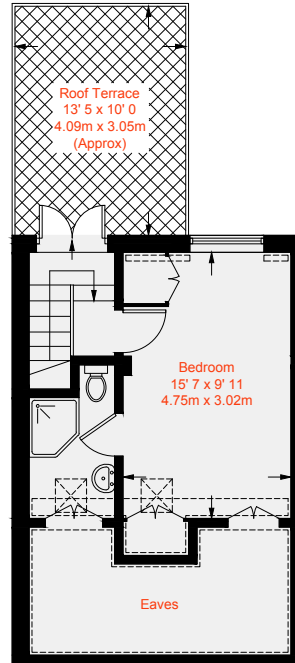


First Floor
636 sq ft / 59.1 sq m

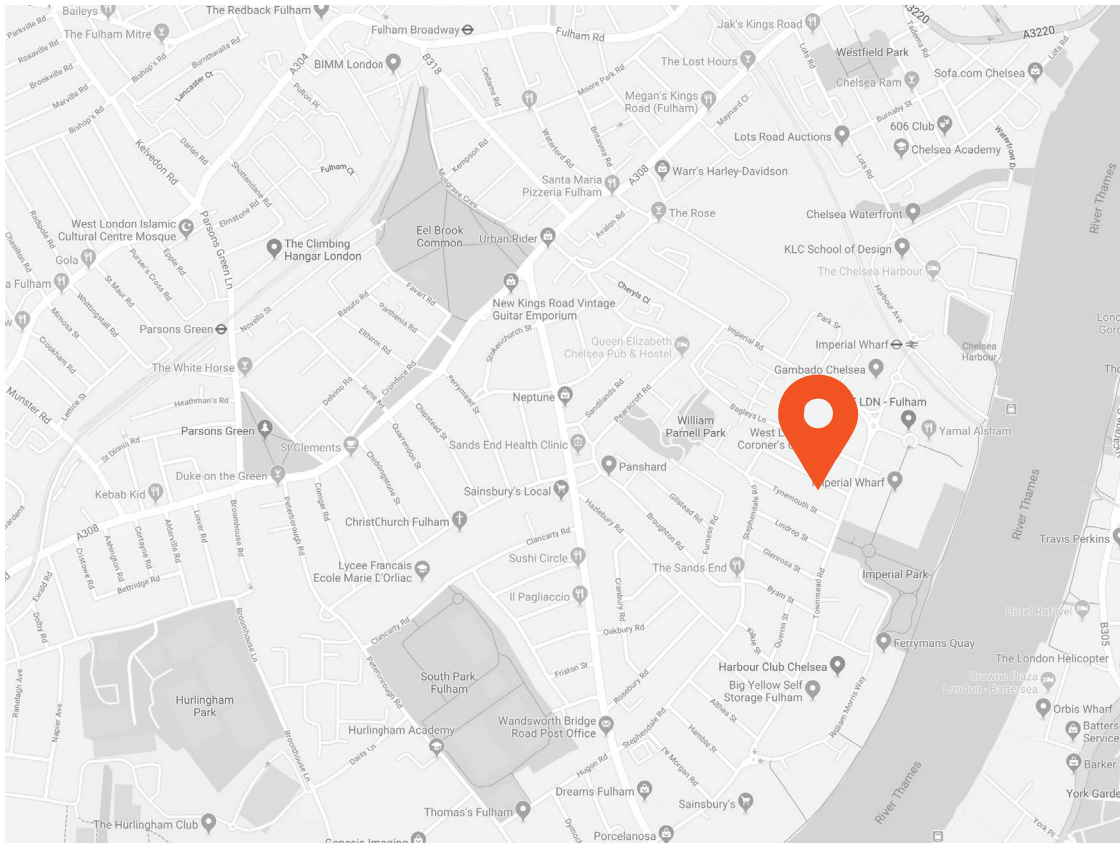
Approximate Gross Internal Area = 902 sq ft / 83.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 121 sq ft / 11.3 sq m
 Total = 1023 sq ft / 95 sq m

Ground Floor
23 sq ft / 2.1 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor
364 sq ft / 33.8 sq m
 (Including Reduced Headroom / Eaves)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 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 (0.2 miles)
- Fulham Broadway (0.8 miles)
- Parsons Green (1.0 miles)

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