



An exceptionally spacious, bright and well-presented top floor maisonette situated on one of the most sought-after streets in the desirable Sands End area of South Fulham.

The property offers nearly 1000 square foot of well laid out living accommodation arranged over the first and second floors. Enter through your own private entrance at ground level, up to the first floor you will find two well-appointed double bedrooms both with fitted wardrobes, a family bathroom and generous reception room with built-in shelves/cupboards, attractive period fireplace and vaulted ceilings. Continue upstairs to the mezzanine level where the well-equipped fitted kitchen provides ample space for dining which leads to the lovely and sunny, south-west facing roof terrace.

The flat is set close to many local bus routes and two mainline train stations (Imperial Wharf and Wandsworth Town) with Fulham Broadway underground station also nearby. Edenvale Street is a quiet residential road which is located moments from local amenities such as the Harbour Club, Sainsbury's superstore as well as many cafés, restaurants, bars and independent shops on Wandsworth Bridge Road and the New King's Road.










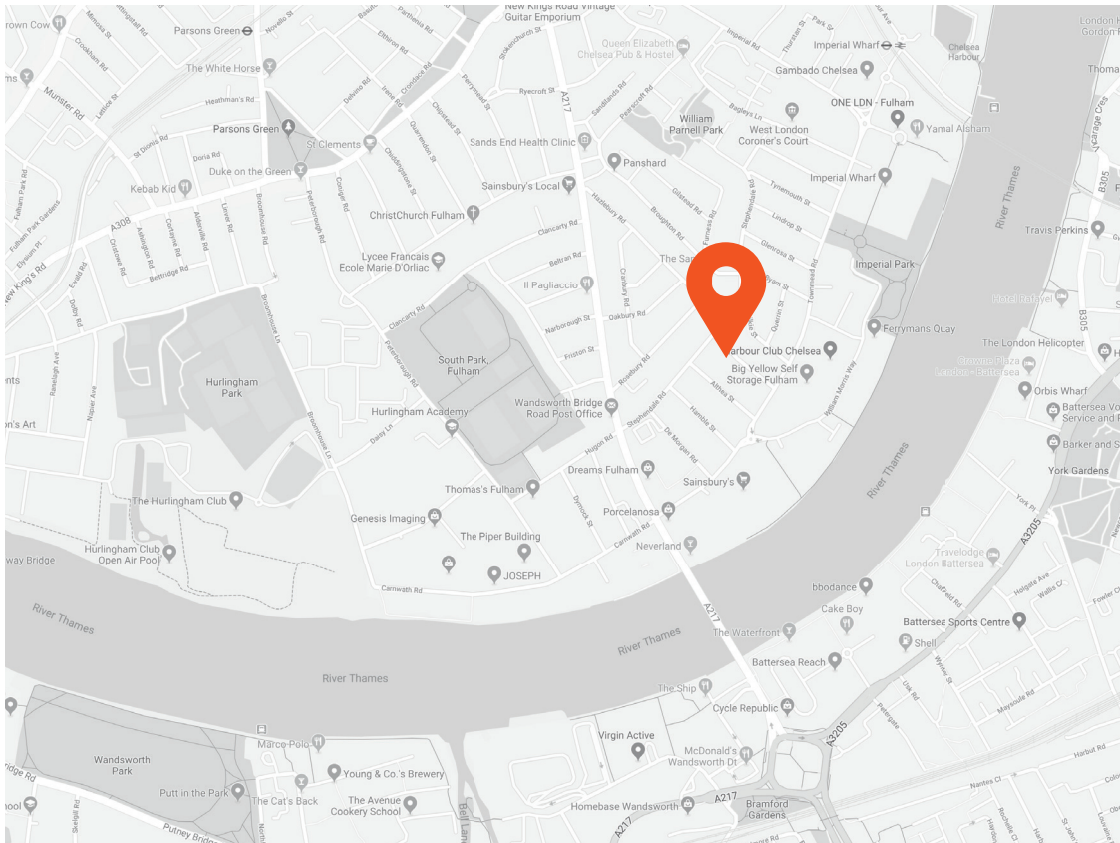


Approximate Gross Internal Area = 933 sq ft / 86.8 sq m  
(Excluding Store / Reduced Headroom / Void)  
Store / Reduced Headroom = 210 sq ft / 19.5 sq m  
Total = 1143 sq ft / 106.3 sq m



 = Reduced headroom below 1.5m / 5'0"





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	53   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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