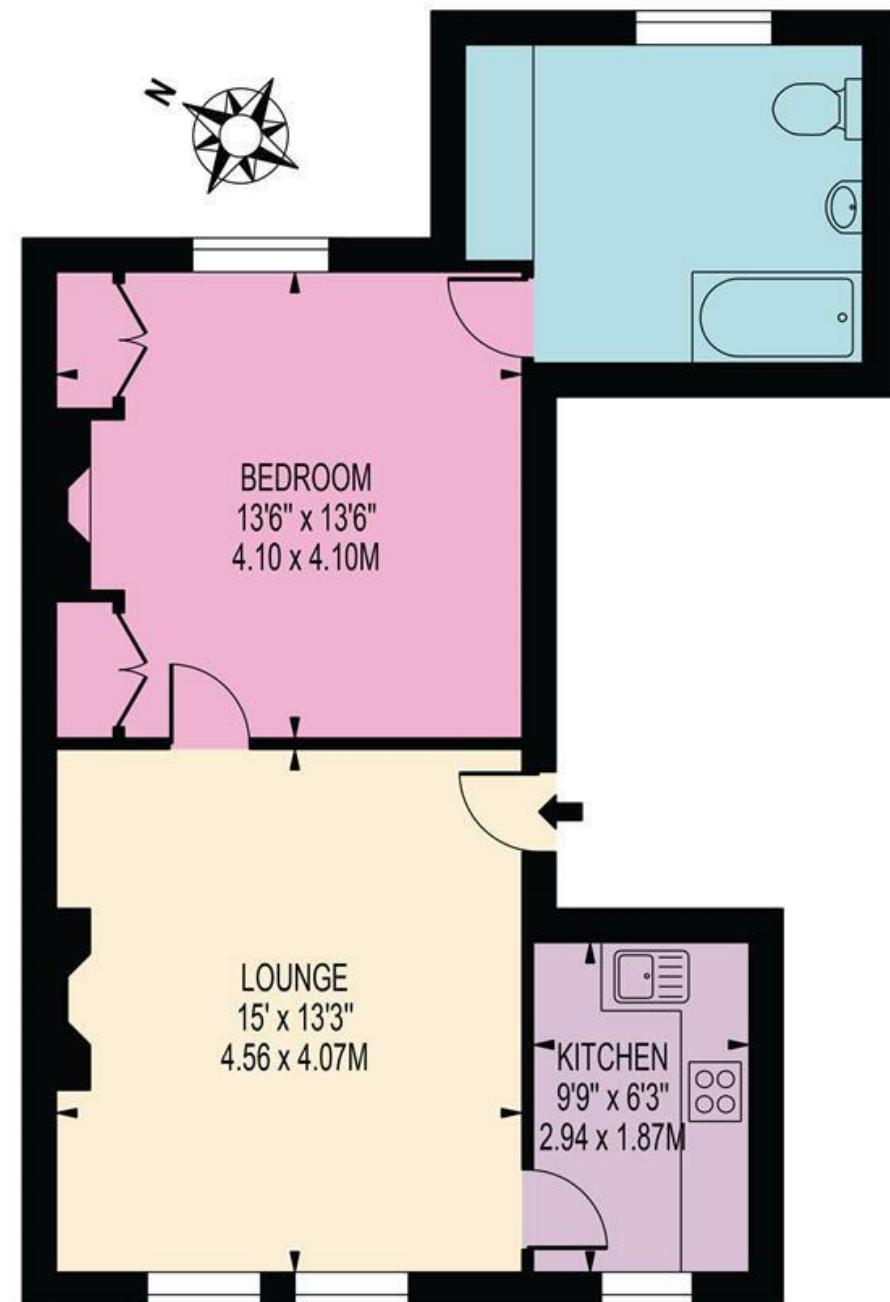


**DORNCLOFFE ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 552 SQ FT - 51.28 SQ M



**FIRST FLOOR**

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**Flat First Floor, 1 Dorncliffe Road,  
London, SW6 5LE**

**PCM £2,250 PCM**

A bright and spacious 1 bedroom first floor apartment boasting a large double bedroom with built-in wardrobe's, modern bathroom, well equipped kitchen, spacious reception room with bags of character of original features. The property is located just moments from Putney Bridge Station, Parsons Green and the shops and restaurants of Fulham Road. Early viewing highly recommended.

- Fantastic location
- Permit Parking available
- Unfurnished
- Available 1st June
- Council tax band D
- 1 bedroom first floor flat
- Long let
- Very light and bright
- EPC D

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**020 8016 9700**

**[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)**

**South Kensington Lettings, 38 Gloucester Road, South Kensington, London, SW7 4QT**

**Location**

Located in a quiet and sought after road in Parsons Green approximately 0.6 miles of the underground station and just a short walk from the popular restaurants, cafes and the shops of the Fulham Road and the New Kings Road.



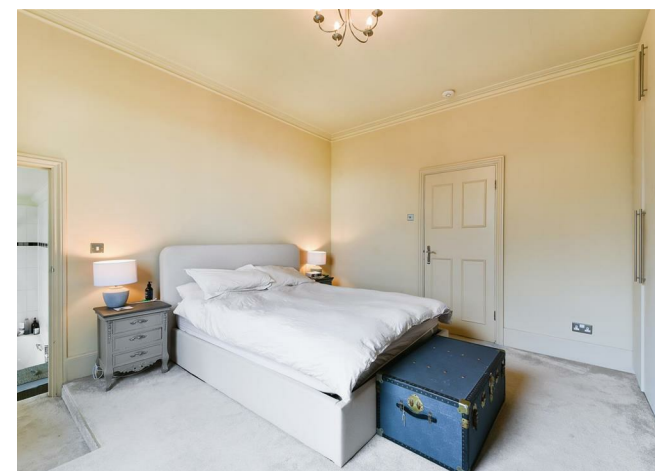
**Description**

A stylish one bedroom first floor flat finished to a high specification throughout. Located in the heart of Fulham, it has a spacious lounge with 2 large sash windows, large bedroom with double fitted wardrobes leading to a large bathroom. The property is within walking distance of Putney Bridge tube. Available from 1st June and offered to the market on an unfurnished basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.