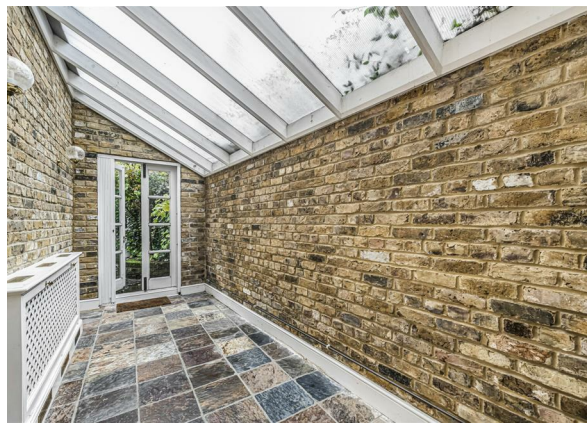


113C, C BISHOP'S ROAD, LONDON, SW6 7AU  
£2,000 PER MONTH  
COUNCIL TAX BAND: E

TRISPENS



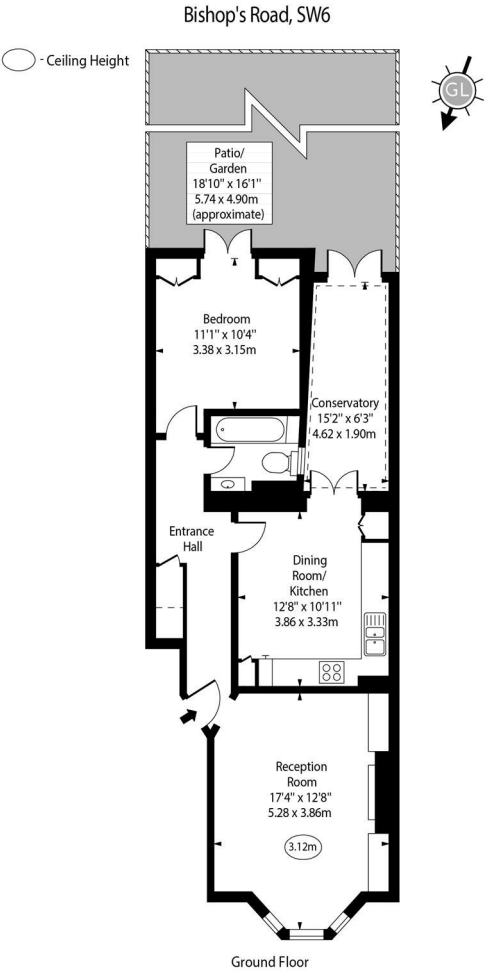
A BEAUTIFULLY PRESENTED GROUND FLOOR VICTORIAN CONVERSION BOASTING A CHARMING SOUTH FACING PATIO GARDEN.

THIS DELIGHTFUL HOME OFFERS A GENEROUS RECEPTION ROOM ENHANCED BY ELEGANT BAY WINDOWS AND STRIKING DOUBLE HEIGHT CEILINGS, CREATING A WONDERFULLY BRIGHT AND AIRY LIVING SPACE.

THE SEPARATE KITCHEN PROVIDES AMPLE ROOM FOR DINING, WHILE A VERSATILE CONSERVATORY OFFERS AN ADDITIONAL AREA THAT COULD BE USED AS A STUDY OR ALTERNATIVE DINING SPACE. THE BEDROOM, QUIETLY POSITIONED AT THE REAR OF THE PROPERTY, FEATURES BUILT IN STORAGE.

CONVENIENTLY LOCATED BETWEEN FULHAM BROADWAY AND PARSONS GREEN UNDERGROUND STATIONS, THIS PROPERTY COMBINES PERIOD CHARACTER WITH MODERN COMFORT IN A HIGHLY SOUGHT AFTER LOCATION.

BISHOPS ROAD ENJOYS A CENTRAL FULHAM LOCATION WITH FAST ACCESS TO THE BUZZ OF PARSONS GREEN AND FULHAM BROADWAY. WITH ATTRACTIVE VICTORIAN ARCHITECTURE, AN ABUNDANCE OF CAFÉS, INDEPENDENT SHOPS, THE AREA STRIKES A LOVELY BALANCE BETWEEN BOUTIQUE RESIDENTIAL CALM AND VIBRANT URBAN LIVING.



Approx Gross Internal Area 723 Sq Ft - 67.17 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029830E

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SW12 0HH  
07939557155  
TIM@TRISPENS.CO.UK

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |