

L·D·B

SALES, LETTINGS
& MANAGEMENT



3 MIRABEL ROAD, FULHAM, LONDON, SW6 7EQ

WELCOME TO MIRABEL ROAD, LONDON - A CHARMING PROPERTY THAT BOASTS FOUR SPACIOUS DOUBLE BEDROOMS AND TWO MODERN BATHROOMS, PERFECT FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN GUESTS.

THIS DELIGHTFUL HOME, OFFERS A GENEROUS 1,033 SQ FT OF LIVING SPACE, PROVIDING AMPLE ROOM FOR ALL YOUR NEEDS. THE OPEN PLAN KITCHEN LIVING ROOM IS IDEAL FOR CREATING A WARM AND INVITING ATMOSPHERE, WHETHER YOU'RE COOKING UP A STORM OR RELAXING WITH LOVED ONES.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS THE PRIVATE TERRACE, OFFERING A TRANQUIL OUTDOOR SPACE WHERE YOU CAN ENJOY A MORNING COFFEE OR UNWIND AFTER A LONG DAY. THE GREAT LOCATION OF THIS PROPERTY ENSURES THAT YOU ARE CONVENIENTLY SITUATED NEAR LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS FLAT YOUR HOME - WITH ITS CHARACTERFUL FEATURES, SPACIOUS LAYOUT, AND DESIRABLE LOCATION, THIS PROPERTY ON MIRABEL ROAD IS SURE TO CAPTURE YOUR HEART.

- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- PRIVATE TERRACE
- OPEN PLAN KITCHEN/ LIVING ROOM
- GREAT LOCATION
- CLOSE TO TRANSPORT LINKS

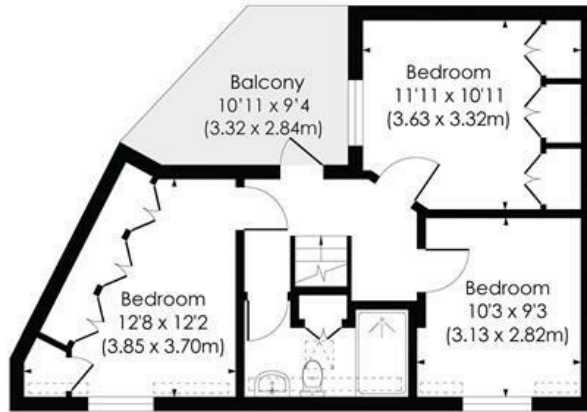
£4,500 PER CALENDAR MONTH

MIRABEL ROAD, SW6

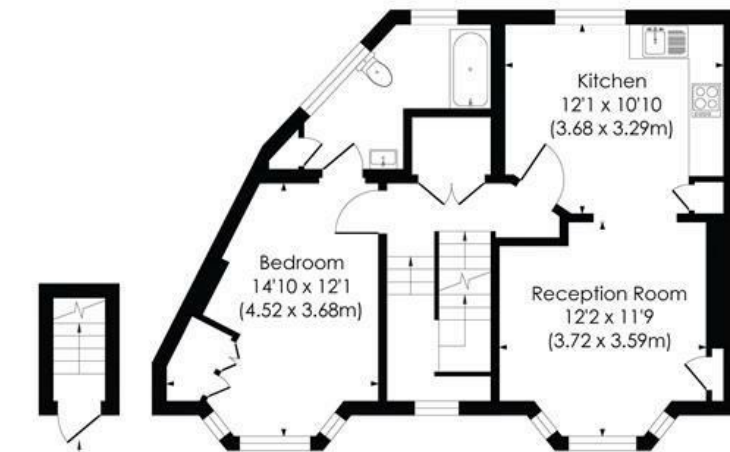
Approx. Gross Internal Floor Area

1054 Sq. ft/97.95 Sq. m (Including reduced height)

1026 Sq. ft/95.34 Sq. m (Excluding reduced height)



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

| 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 | | | |
| | | 62 | 76 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |