

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## FLAT 3, 298 FULHAM PALACE ROAD, FULHAM, LONDON, SW6 6HR

WELCOME TO THIS CHARMING PROPERTY LOCATED ON FULHAM PALACE ROAD IN THE HEART OF FULHAM. THIS STYLISH FLAT BOASTS A LARGE LOUNGE AND DINING AREA, PERFECT FOR WORKING FROM HOME AND RELAXING AFTER A LONG DAY. WITH ONE BATHROOM, ONE DOUBLE BEDROOM, SPACIOUS RECEPTION ROOM AND SPARE BEDROOM/OFFICE SPACE THIS PROPERTY OFFERS A COMFORTABLE AND INVITING LIVING SPACE.

ONE OF THE HIGHLIGHTS OF THIS FLAT IS ITS CONVENIENT LOCATION OPPOSITE LILLIE ROAD PARK, PROVIDING A PICTURESQUE VIEW AND A SERENE ENVIRONMENT RIGHT AT YOUR DOORSTEP.

ADDITIONALLY, THIS PROPERTY OFFERS AMPLE STORAGE SPACE, ENSURING THAT YOU CAN KEEP YOUR BELONGINGS NEATLY ORGANIZED AND OUT OF SIGHT.

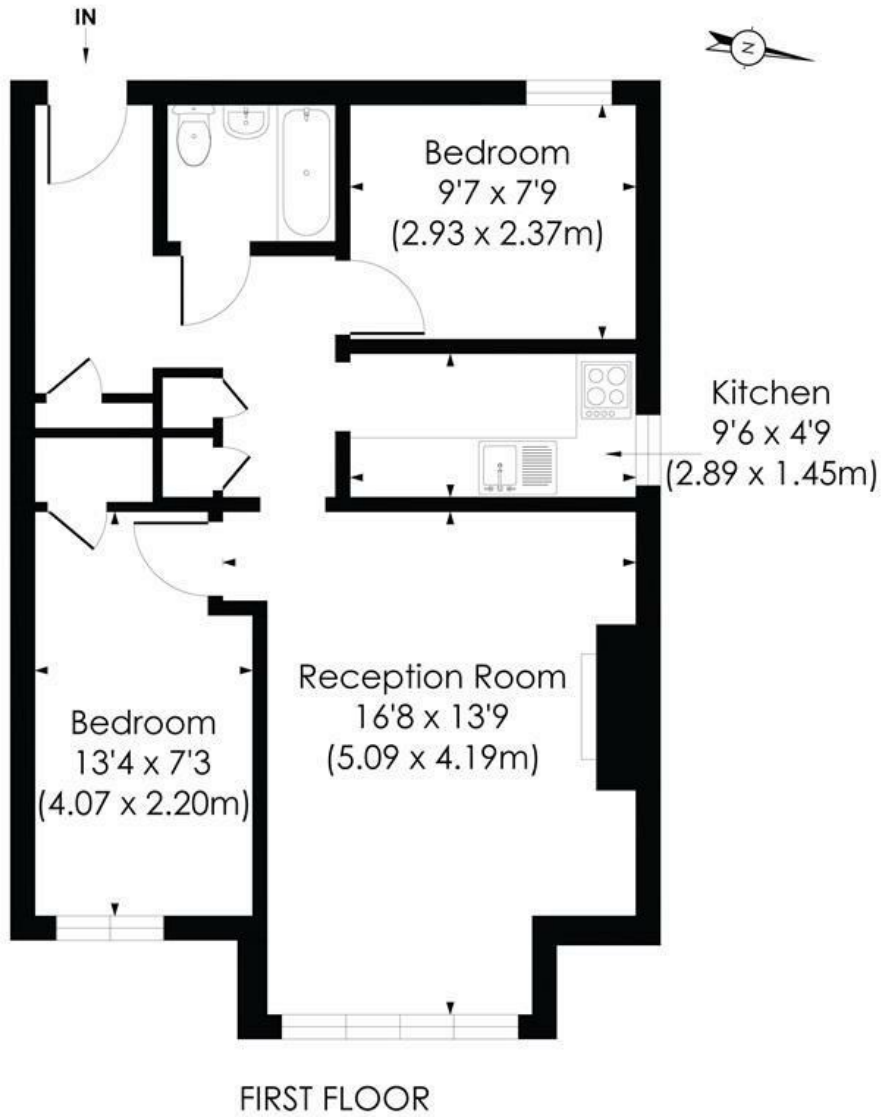
DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS LOVELY FLAT YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM OF FULHAM LIVING AT ITS FINEST.

- STYLISH FLAT
- OPPOSITE LILLIE ROAD PARK
- SEPERATE OFFICE SPACE
- PERFECT FOR WFH
- LARGE LIVING/DINING ROOM

£1,950 PER CALENDAR MONTH

# FULHAM PALACE ROAD, SW6

Approx. Gross Internal Floor Area  
566 Sq. ft/52.59 Sq. m



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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) <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			
		71	79
<b>England &amp; Wales</b>	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
		71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		