

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## 208D FULHAM PALACE ROAD, HAMMERSMITH, LONDON, W6 9NT

NESTLED ON THE VIBRANT FULHAM PALACE ROAD IN HAMMERSMITH, THIS CHARMING ONE-BEDROOM FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND MODERN LIVING. RECENTLY REFURBISHED, THE PROPERTY BOASTS A FRESH AND INVITING ATMOSPHERE, MAKING IT TRULY MOVE-IN READY FOR ITS NEW OCCUPANTS.

THE FLAT FEATURES A COSY OPEN PLAN KITCHEN RECEPTION ROOM, PERFECT FOR RELAXATION OR ENTERTAINING GUESTS. THE WELL-APPOINTED BEDROOM PROVIDES A PEACEFUL RETREAT, WHILE THE BATHROOM IS DESIGNED WITH CONTEMPORARY FIXTURES TO ENHANCE YOUR DAILY ROUTINE.

WITH A LONG LEASE IN PLACE, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR BOTH FIRST-TIME BUYERS AND INVESTORS ALIKE. ITS PRIME LOCATION ENSURES EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND THE LIVELY CULTURE THAT HAMMERSMITH HAS TO OFFER.

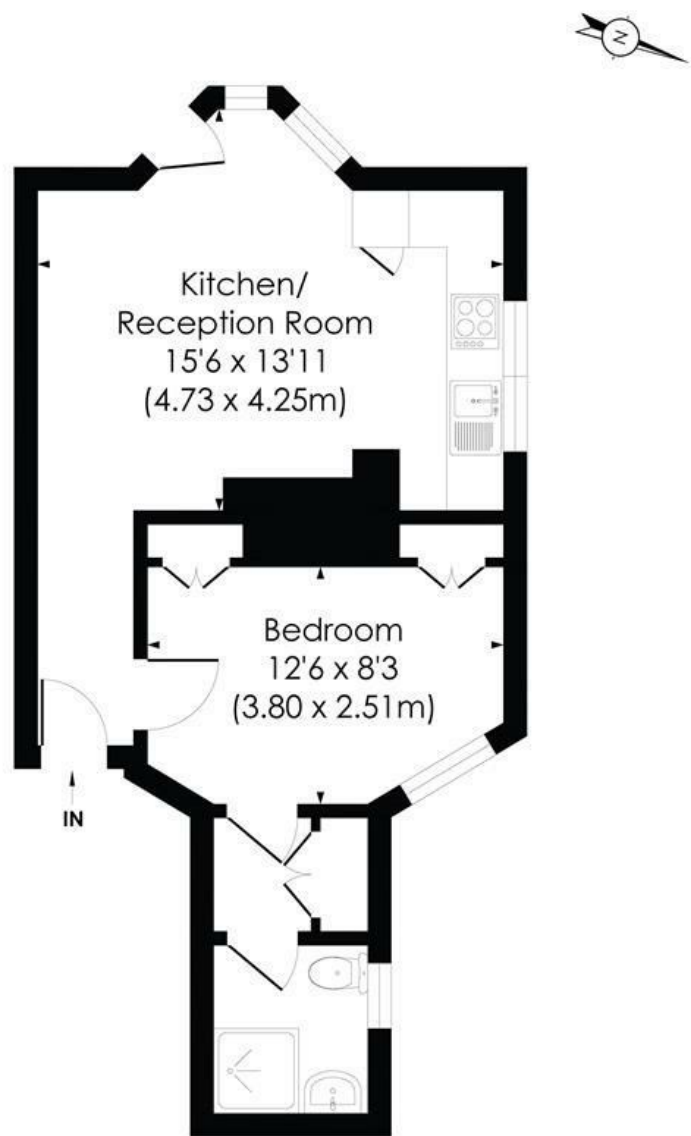
- OPEN PLAN KITCHEN LIVING ROOM
- GREAT LOCATION
- RECENTLY REFURBISHED
- MOVE-IN READY
- BRIGHT AND AIRY

£350,000

FULHAM PALACE ROAD, SW6

Approx. Gross Internal Floor Area

375 Sq. ft/34.87 Sq. m



SECOND FLOOR

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PROPERTY MARKETING

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			
		59	75
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			
		62	73
England & Wales		EU Directive 2002/91/EC	