

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## SECOND FLOOR FLAT, 335 NORTH END ROAD, FULHAM, LONDON, SW6 1NN

NESTLED IN THE VIBRANT AREA OF FULHAM, THIS EXQUISITE FLAT ON NORTH END ROAD OFFERS A PERFECT BLEND OF MODERN LIVING AND COMFORT. RECENTLY REFURBISHED, THE PROPERTY BOASTS A LOVELY INTERIOR THAT HAS BEEN FINISHED TO A HIGH STANDARD, ENSURING A STYLISH AND INVITING ATMOSPHERE THROUGHOUT.

THE PROPERTY FEATURES A VERY LARGE SEPARATE LOUNGE, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE ROOM IS BATHED IN NATURAL LIGHT, CREATING A WARM AND WELCOMING ENVIRONMENT.

THE FLAT FEATURES ONE WELL-APPOINTED BEDROOM, PROVIDING A PEACEFUL RETREAT AT THE END OF THE DAY. THE BATHROOM IS ALSO THOUGHTFULLY DESIGNED, OFFERING BOTH FUNCTIONALITY AND ELEGANCE.

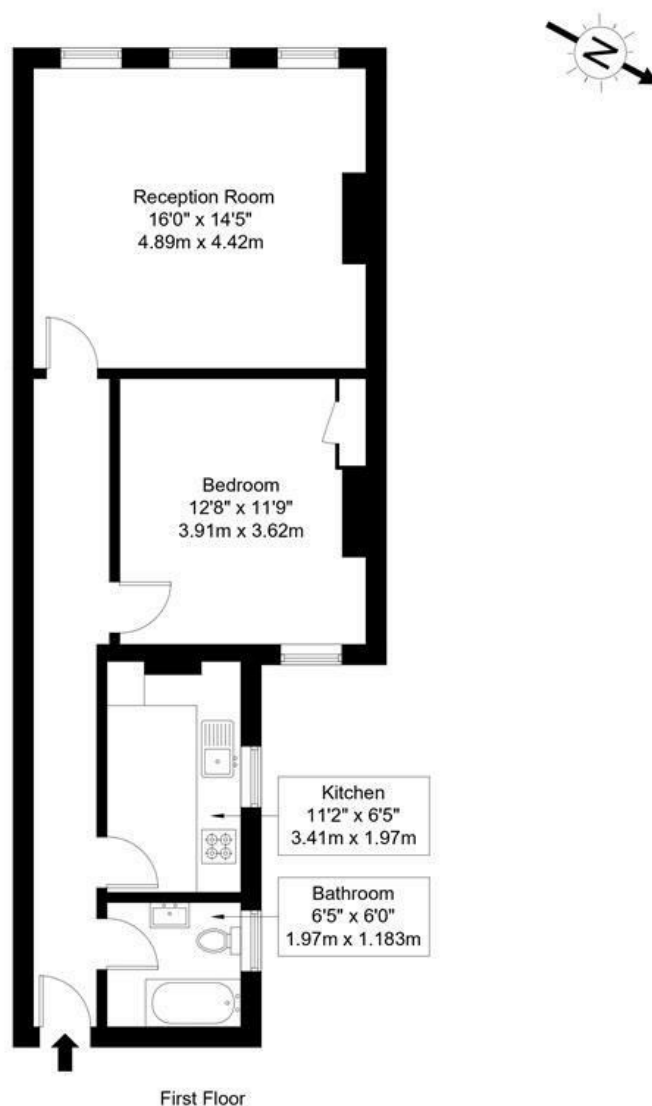
SITUATED IN A GREAT LOCATION, THIS PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS AND A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND PARKS, ALL WITHIN EASY REACH.

- RECENTLY REFURBISHED THROUGH OUT
- FINISHED TO A HIGH STANDARD
- LARGE SEPARATE LIVING ROOM
- BRIGHT AND SPACIOUS
- GREAT LOCATION
- CLOSE TO TRANSPORT, SHOPS AND RESTAURANTS

£1,950 PER CALENDAR MONTH

# North End Road, SW6 1NN

Approx Gross Internal Area = 58.64 sq m / 631 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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		70	75
		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	