

L·D·B

SALES, LETTINGS
& MANAGEMENT



51A SEDLESCOMBE ROAD, FULHAM, LONDON, SW6 1RE

FANTASTIC 3 BEDROOM GROUND FLOOR FLAT SITUATED IN THE HEART OF FULHAM. THIS PROPERTY IS LOCATED JUST A FEW MINUTES WALK FROM FULHAM BROADWAY TUBE AND THE AMENITIES OF THE NORTH END ROAD, SUCH AS BARS, CAFES, SUPERMARKETS.

THE FLAT ITSELF COMPRISES OF 3 DOUBLE BEDROOMS FOR PROFESSIONAL SHARERS OR STUDENTS. THERE IS A SEPARATE KITCHEN AND LIVING ROOM, ONE BATHROOM AND A LARGE, WELL KEPT GARDEN.

DON'T HESITATE TO CONTACT LDB FOR MORE INFORMATION!

- EXCELLENT LOCATION
- SHORT WALK TO FULHAM BROADWAY
- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- SEPARATE KITCHEN AND LIVING ROOM

£2,975 PER MONTH



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.10 sqm / 700.73 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.90 sqm / 644.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 63.76 sqm / 686.31 sqft
IPMS 3C RESIDENTIAL 60.08 sqm / 646.70 sqft

SPIC ID: 62eb930c350f3e0ddc67718

