

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## 696A FULHAM ROAD, FULHAM, LONDON, SW6 5SA

A BRIGHT AND VERY SPACIOUS FOUR-BEDROOM FLAT LOCATED JUST MOMENTS FROM PARSONS GREEN STATION.

FEATURING FOUR GOOD-SIZED DOUBLE BEDROOMS, TWO BATHROOMS AND A HUGE, OPEN-PLAN LIVING ROOM, THIS IS THE IDEAL FLAT FOR SHARERS OR STUDENTS LOOKING TO BE IN THE HEART OF FULHAM.

FULHAM ROAD IS ONE OF THE PREMIER ROADS IN WEST LONDON. STRETCHING FROM FULHAM PALACE ALL THE WAY INTO SOUTH KENSINGTON, WITH DOZENS OF RESTAURANTS, PUBS AND SHOPS ALONG THE WAY, YOU'LL NEVER BE DEVOID OF PLACES TO VISIT AND THINGS TO DO.

PLEASE CALL LDB NOW TO AVOID MISSING OUT.

- EQUALLY SIZED DOUBLES
- TWO BATHROOMS
- CLOSE TO THE TUBE
- HUGE LIVING SPACE
- RECENTLY REDECORATED

£4,200 PER CALENDAR MONTH



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
104.9 Sqm / 1129.0 Sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes walkways, restricted head.  
92.6 Sqm / 996.9 Sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
1.6 Sqm / 17.1 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
99.4 Sqm / 1070.4 Sqft  
IPMS 3C RESIDENTIAL  
94.1 Sqm / 1012.4 Sqft

SPEC ID  
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