

L·D·B

SALES, LETTINGS
& MANAGEMENT



FULHAM ROAD, LONDON

LEASE EXTENSION CURRENTLY IN PROGRESS

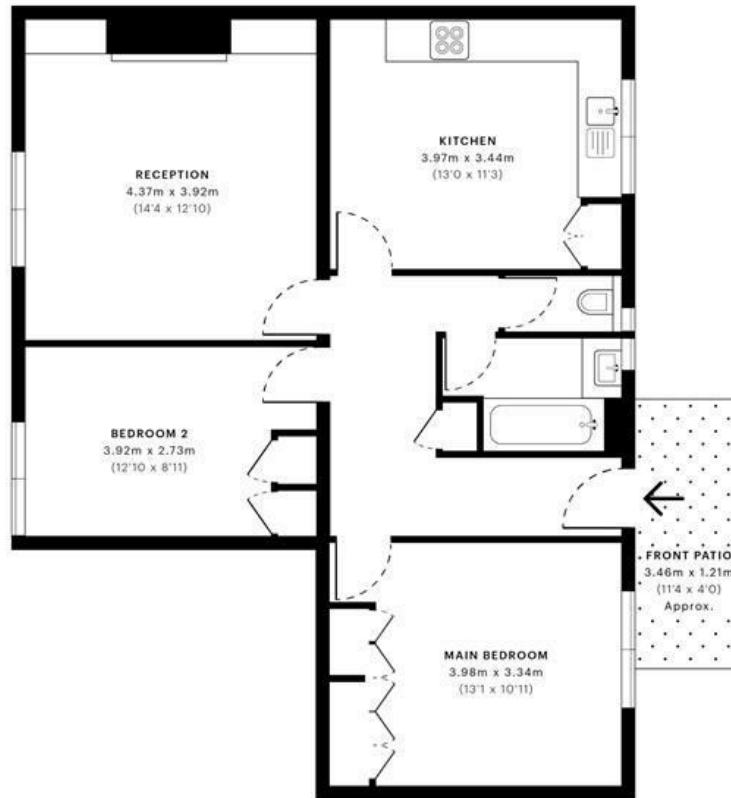
THIS BEAUTIFUL TWO DOUBLE BEDROOM FLAT IS SITUATED ON THE PRESTIGIOUS FULHAM ROAD, OFFERING EASY ACCESS TO THE MANY AMENITIES AND ATTRACTIONS OF THIS SOUGHT-AFTER AREA. THE PROPERTY BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, BOTH FEATURING BUILT-IN WARDROBES TO PROVIDE AMPLE STORAGE SPACE.

THE HIGHLIGHT OF THIS FLAT IS THE LARGE AND WELL-APPOINTED SEPARATE EAT-IN KITCHEN, WHICH IS PERFECT FOR THOSE WHO ENJOY COOKING AND ENTERTAINING. THE KITCHEN IS FULLY EQUIPPED WITH MODERN APPLIANCES AND OFFERS PLENTY OF ROOM FOR A DINING TABLE AND CHAIRS.

THE SPACIOUS LIVING ROOM PROVIDES A COMFORTABLE AND RELAXING SPACE TO UNWIND AFTER A LONG DAY. THE PROPERTY BENEFITS FROM LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOOD IN, CREATING A BRIGHT AND AIRY ATMOSPHERE.

- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- BRIGHT AND SPACIOUS
- FANTASTIC LOCATION
- CLOSE TO TRANSPORT

£550,000



— Ground Floor



GROSS INTERNAL AREA (GIA)
The floor area of the property
71.36 sqm / 768.11 sqft



NET INTERNAL AREA (NIA)
Excludes walls, structural features,
kitchen partitions, screened bath/heater
66.68 sqm / 717.74 sqft



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



RESTRICTED HEAD HEIGHT
Ceilinged 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.
Plans 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.

PMR 20 RESIDENTIAL 71.36 sqm / 768.11 sqft
PMR 20 RESIDENTIAL 66.68 sqm / 717.74 sqft

SPEC ID: 563efat5339962c0de7d206f6

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	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	