

L·D·B

SALES, LETTINGS
& MANAGEMENT



PARFREY STREET, LONDON

LDB IS THRILLED TO PRESENT THIS 2 BEDROOM GROUND FLOOR FLAT ON PARFREY STREET IN HAMMERSMITH. THIS PROPERTY COMPRISES OF A LARGE LIVING ROOM, SEPARATE SIZEABLE KITCHEN, TWO BEDROOMS AND THE BONUS OF A SHARED GARDEN. THE FLAT IS FULLY FURNISHED AND THERE IS A HIGH QUALITY FINISH THROUGHOUT THE PROPERTY.

THE PROPERTY IS LOCATED IN THE HEART OF HAMMERSMITH, LESS THAN A 10 MINUTE WALK TO HAMMERSMITH BROADWAY AND CHARING CROSS HOSPITAL CAN BE REACHED IN LESS THAN A MINUTE. THERE ARE ALSO GREAT BUS LINKS ON THE FULHAM PALACE ROAD WHICH CAN BE ACCESSED WITHIN UNDER 5 MINUTES OF THE PROPERTY.

- SHARED GARDEN
- SIZEABLE KITCHEN
- GREAT LOCATION
- WALKING DISTANCE TO THE TUBE

£2,200 PCM



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.33 sqm / 660.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
56.97 sqm / 613.22 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.00 sqm / 10.76 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: 61.32 sqm / 660.04 sqft
IPMS 3C RESIDENTIAL: 57.43 sqm / 618.17 sqft

APFC ID: 60dd94c238b96a0daadecdc6a

Energy Efficiency Rating	
	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	
Current	63
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
England & Wales	
EU Directive 2002/91/EC	