

L·D·B

SALES, LETTINGS
& MANAGEMENT



ELSHAM ROAD, LONDON

NESTLED ON THE CHARMING ELSHAM ROAD IN LONDON, THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH THREE DOUBLE BEDROOMS, THIS PROPERTY IS IDEAL FOR STUDENTS OR PROFESSIONALS SEEKING AMPLE LIVING SPACE. THE FLAT FEATURES A BRIGHT AND SPACIOUS OPEN-PLAN LIVING ROOM AND KITCHEN, CREATING A WELCOMING ATMOSPHERE FOR BOTH RELAXATION AND ENTERTAINING.

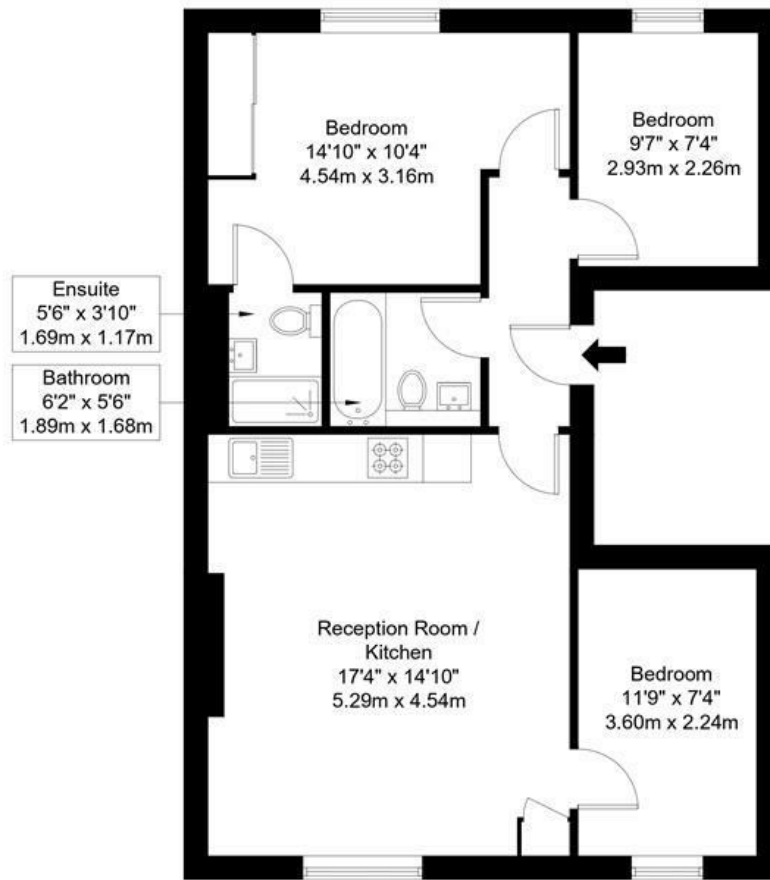
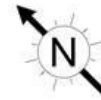
ONE OF THE STANDOUT FEATURES OF THIS FLAT IS ITS PRIME LOCATION. JUST A SHORT WALK FROM THE NEAREST TUBE STATION, COMMUTING AROUND LONDON IS BOTH EASY AND EFFICIENT, ALLOWING YOU TO ENJOY ALL THAT THE CITY HAS TO OFFER.

- DOUBLE BEDROOMS
- BRIGHT AND SPACIOUS
- WOODEN FLOORING THROUGHOUT
- WALKING DISTANCE TO TUBE

£3,600 PCM

Elsham Road, W14 8HB

Approx Gross Internal Area = 62.2 sq m / 672 sq ft



First Floor

Ref :

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**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			
		72	80
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	