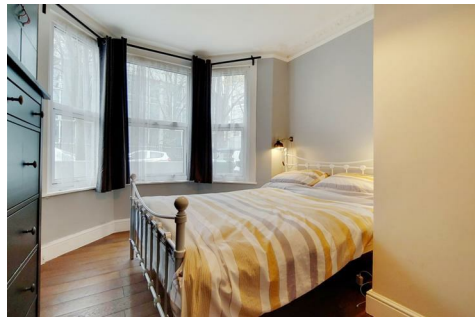


L·D·B

SALES, LETTINGS
& MANAGEMENT



ASPENLEA ROAD, HAMMERSMITH

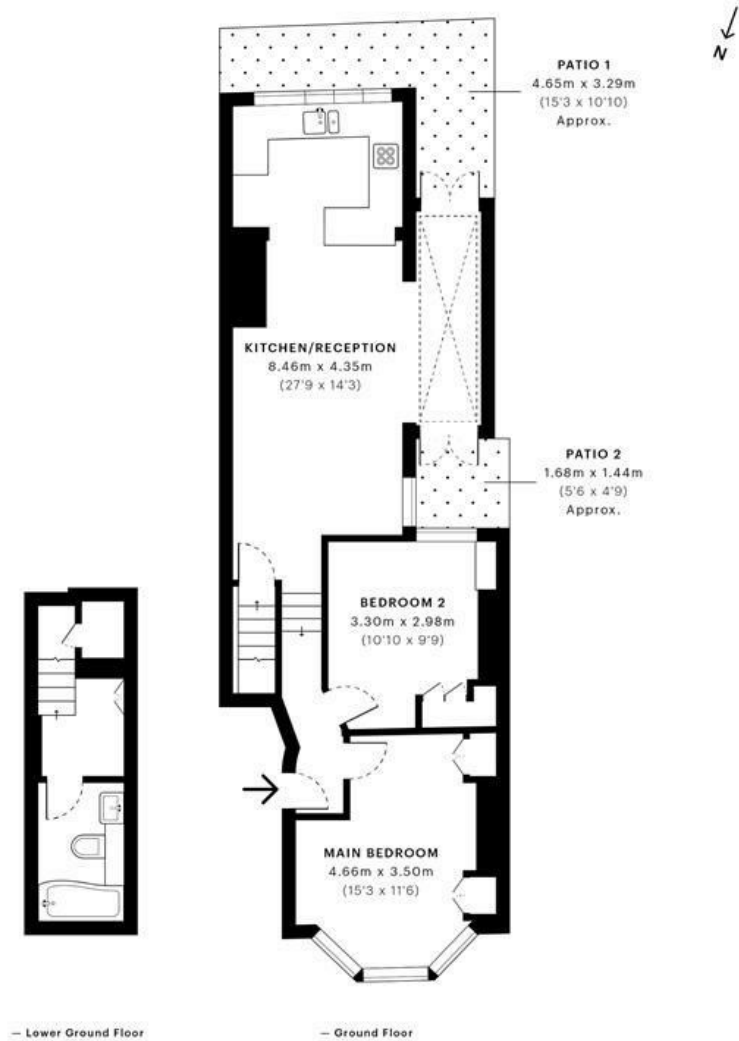
LDB ARE PROUD TO PRESENT THIS STYLISH PROPERTY THAT HAS BEEN TASTEFULLY DESIGNED TO CREATE A BEAUTIFUL HOME.

THE PROPERTY IS COMPRISED OF A GOOD-SIZED OPEN PLAN KITCHEN AND RECEPTION ROOM WITH ACCESS TO THE SOUTH-FACING PATIO. IN ADDITION, THE PROPERTY BENEFITS FROM 2 DOUBLE BEDROOMS AND BATHROOM. THIS IMMACULATE PROPERTY WOULD SUIT A COUPLE OR TWO PROFESSIONAL SHARERS.

ASPENLEA ROAD RUNS OFF FULHAM PALACE ROAD, CLOSE TO LOCAL SHOPS AND SUPERMARKETS AND A FEW MINUTES WALK FROM CHARING CROSS HOSPITAL, HAMMERSMITH BROADWAY AND THE RIVER WALK

- GARDEN FLAT
- SUPERB LOCATION
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING ROOM

£2,650 PER CALENDAR MONTH



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.52 sqm / 705.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.35 sqm / 638.84 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: 62.28 sqm / 670.38 sqft
IPMS 3C RESIDENTIAL: 59.45 sqm / 639.91 sqft

SPIC ID: 5fbc90809573a70d915fed0b

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		72	77
		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	