

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## SEDLESCOMBE ROAD, FULHAM

FANTASTIC 3 BEDROOM GROUND FLOOR FLAT SITUATED IN THE HEART OF FULHAM. THIS PROPERTY IS LOCATED JUST A FEW MINUTES WALK FROM FULHAM BROADWAY TUBE AND THE AMENITIES OF THE NORTH END ROAD, SUCH AS BARS, CAFES AND SUPERMARKETS.

THE FLAT ITSELF COMPRISES OF 3 DOUBLE BEDROOMS FOR PROFESSIONAL SHARERS OR STUDENTS. THERE IS A SEPARATE KITCHEN AND LIVING ROOM, ONE BATHROOM AND A LARGE, WELL KEPT GARDEN.

DON'T HESITATE TO CONTACT LDB FOR MORE INFORMATION!

- SHORT WALK TO FULHAM BROADWAY
- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- EXCELLENT LOCATION

£3,350 PER MONTH



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
65.10 sqm / 700.73 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
59.90 sqm / 644.76 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 63.76 sqm / 686.31 sqft  
IPMS 3C RESIDENTIAL 60.08 sqm / 646.70 sqft

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