

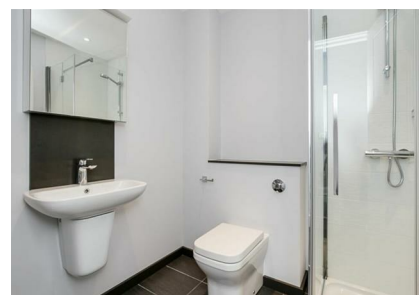
FLAT 4 7, THE LANCHESTERS 162-166 FULHAM PALACE ROAD, LONDON, W6

9ER

£2,600 PER MONTH

COUNCIL TAX BAND: C

TRISPENS

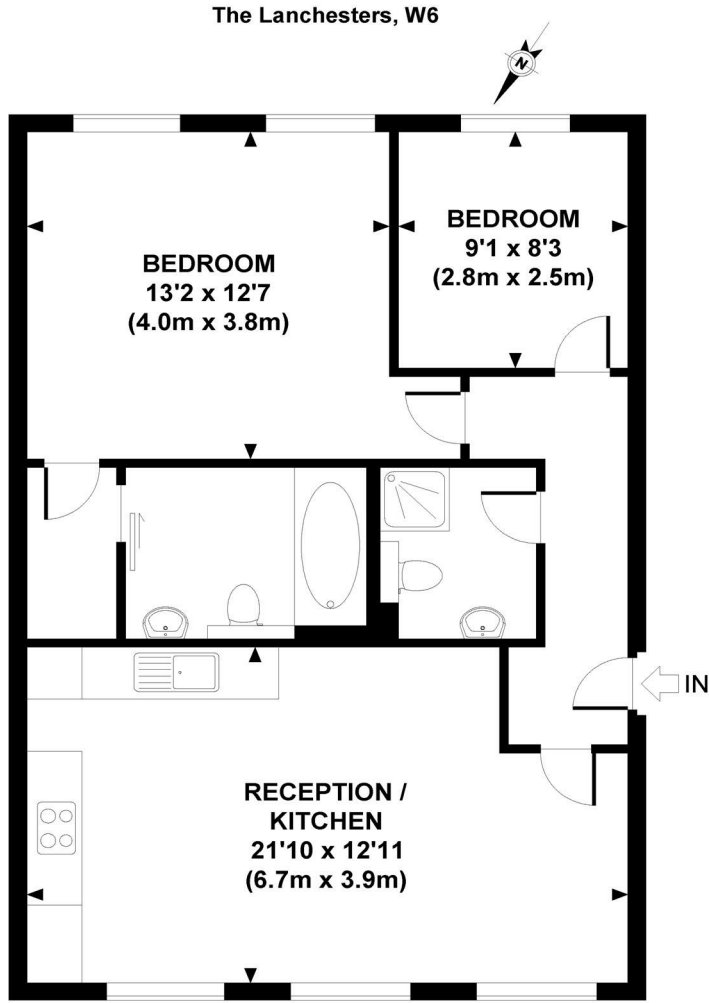


THIS CHARMING FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. SPANNING AN IMPRESSIVE 710 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR COUPLES, SMALL FAMILIES, OR PROFESSIONALS SEEKING A STYLISH URBAN RETREAT.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM THAT SERVES AS THE HEART OF THE HOME. THIS INVITING SPACE IS PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. THE FLAT BOASTS TWO MODERN BATHROOMS, ENSURING THAT BOTH RESIDENTS AND VISITORS ENJOY AMPLE PRIVACY AND CONVENIENCE.

THE LOCATION IS A SIGNIFICANT HIGHLIGHT, WITH FULHAM PALACE ROAD PROVIDING EASY ACCESS TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND RESTAURANTS. EXCELLENT TRANSPORT LINKS ARE ALSO WITHIN REACH, MAKING COMMUTING TO CENTRAL LONDON A BREEZE.

TIM LAWLER
02035181625
HELLO@TRISPENS.CO.UK



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA 716 SQ FT / 66.4 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	