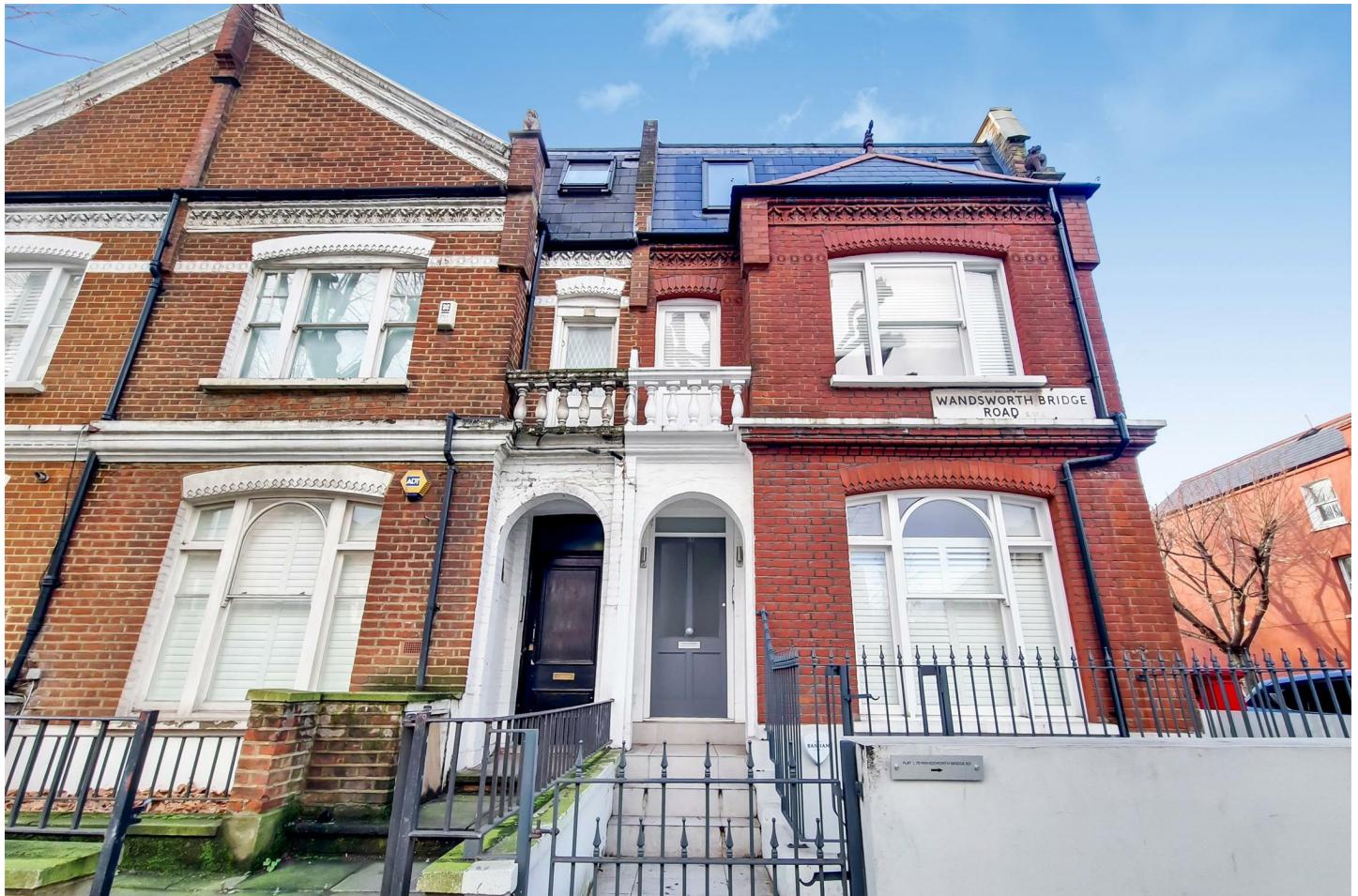




FIELDHOUSE

T: +44 (0)20 7013 0770
F: +44 (0)20 7731 1964
PROPERTY@FHRES.CO.UK
FHRES.CO.UK



Flat 4, 70 Wandsworth Bridge Road, London, SW6 2TF

** FULLY FURNISHED ONE BEDROOM FLAT - AVAILABLE BEGINNING OF MARCH**

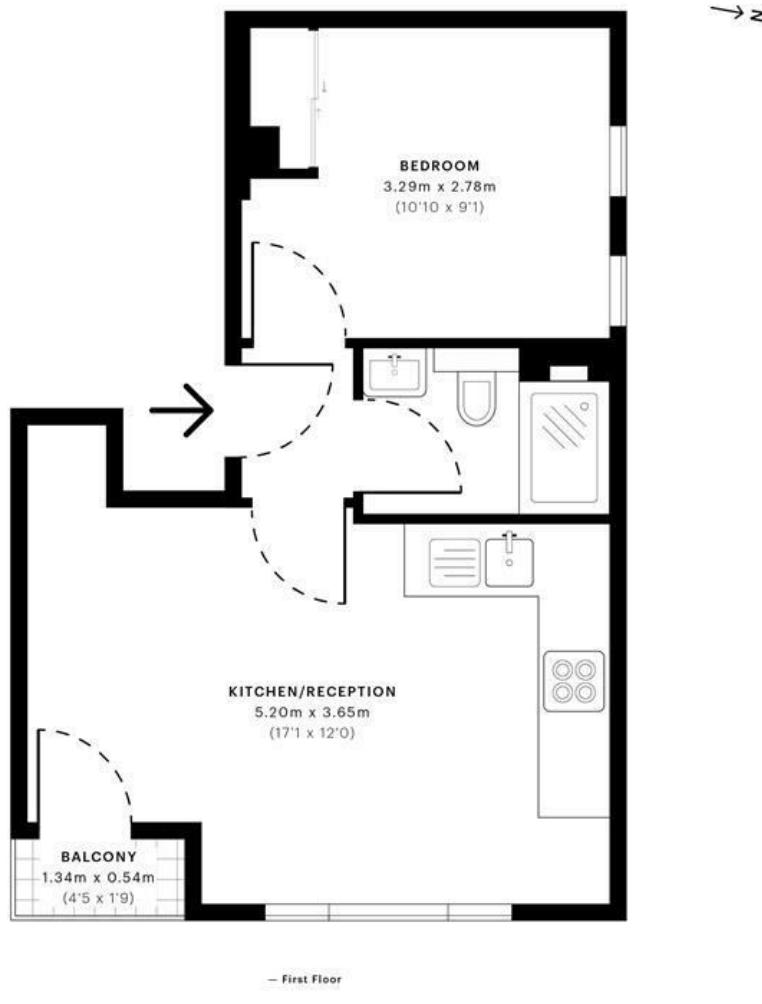
ONE BEDROOM FIRST FLOOR FULLY FURNISHED FLAT AVAILABLE FOR LET. This modern property is excellently finished internally and very well furnished, it is available from the beginning of March and comprises entrance hallway, open plan reception room and kitchen, double bedroom and bathroom with shower over bath.

- ONE BEDROOM
- FULLY FURNISHED
- OPEN PLAN
- SHOWER OVER BATH
- AVAILABLE BEGINNING OF MARCH

Maximum Length of Tenancy: 12 Months

Council Tax: Hammersmith & Fulham Borough Council
Council Tax Band: D

£1,800 PCM*



— First Floor

GROSS INTERNAL AREA (GIA)
32.17 sqm / 346.27 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes windows, internal door height
31.03 sqm / 334.00 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, porches etc.
0.73 sqm / 7.86 sqft

RESTRICTED HEAD HEIGHT
Ground floor areas under 1.5m
0.00 sqm / 0.00 sqft



Specified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Photos 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 rooms, lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 02 RESIDENTIAL: 32.41 sqm / 350.82 sqft
IPMS 02 RESIDENTIAL: 32.49 sqm / 349.72 sqft

RICS ID: 563c155ca04584c0dd9d442cb

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	73	73	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C	78	78	
(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		

