



# FIELDHOUSE

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Flat 11, 142-148 Ebury Street, London, SW1W 9QG

SPACIOUS TWO-DOUBLE BEDROOM SECOND FLOOR FLAT located in an ideal location on Ebury Street and moments from Victoria Station. This bright and well-presented apartment on the 2nd floor comprises a well-proportioned reception, a separate fully fitted kitchen, two double bedrooms and a shower room.

Minimum Length of Tenancy: 12 Months  
Council Tax: Westminster City Council  
Council Tax Band: F

- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH A RANGE OF BASE AND EYE LEVEL UNITS
- REDECORATED THROUGHOUT IN LAST 12 MONTHS
- BRIGHT RECEPTION ROOM
- AVAILABLE IMMEDIATELY

**£3,300 PCM\***



— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67.76 sqm / 729.36 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
62.86 sqm / 676.62 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
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 67.45 sqm / 726.03 sqft  
IPMS 3C RESIDENTIAL 63.47 sqm / 693.19 sqft

SPID ID: 6082f417ffd9e70dbd9542dc

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

