

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## FULHAM PALACE ROAD, HAMMERSMITH

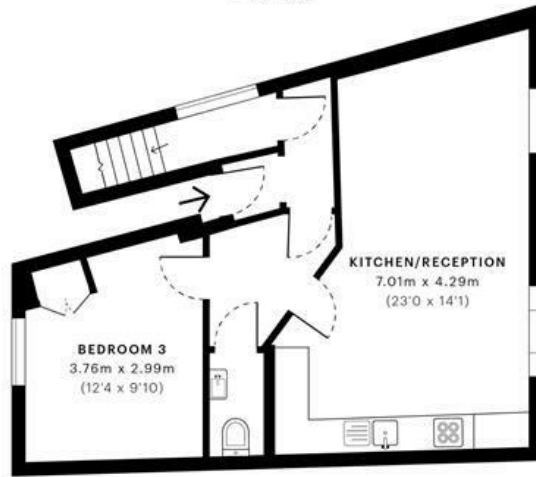
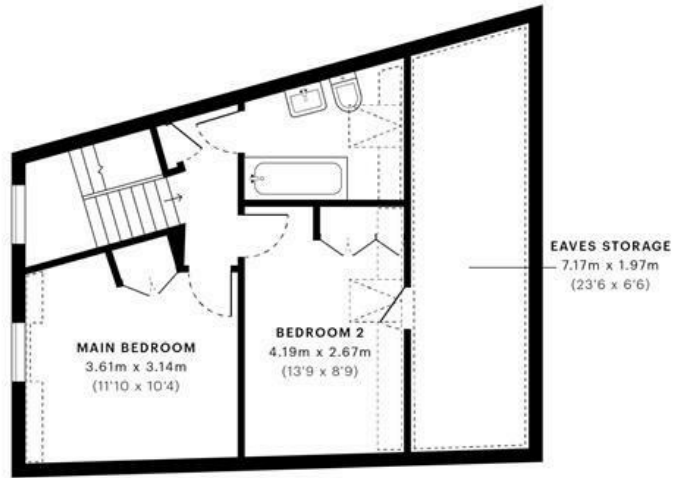
WELCOME TO THIS CHARMING PROPERTY LOCATED ON FULHAM PALACE ROAD IN THE HEART OF HAMMERSMITH. THIS DELIGHTFUL FLAT BOASTS A SPACIOUS OPEN-PLAN KITCHEN LIVING ROOM, PERFECT FOR ENTERTAINING GUESTS OR RELAXING AFTER A LONG DAY.

WITH THREE GENEROUSLY SIZED DOUBLE BEDROOMS, THIS PROPERTY OFFERS AMPLE SPACE FOR A GROWING FAMILY OR PROFESSIONAL SHARERS. THE WOODEN FLOORS THROUGHOUT ADD A TOUCH OF ELEGANCE AND ARE EASY TO MAINTAIN, MAKING THIS HOME BOTH STYLISH AND PRACTICAL.

RECENTLY RENOVATED THROUGHOUT, THIS FLAT EXUDES A FRESH AND MODERN FEEL, READY FOR YOU TO MOVE IN AND MAKE IT YOUR OWN. JUST A SHORT WALK FROM HAMMERSMITH BROADWAY, YOU'LL HAVE EASY ACCESS TO A VARIETY OF SHOPS, RESTAURANTS, AND TRANSPORT LINKS, MAKING THIS LOCATION IDEAL FOR THOSE WHO ENJOY CITY LIVING.

- RECENTLY RENOVATED
- WOOD FLOORING THROUGHOUT
- MODERN FINISH
- 3 DOUBLE BEDROOMS
- FANTASTIC LOCATION

£3,500 PER CALENDAR MONTH



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
98.57 sqm / 1061.00 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
89.63 sqm / 964.77 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
17.20 sqm / 185.14 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: 94.94 sqm / 1021.93 sqft  
IPMS 3C RESIDENTIAL: 90.12 sqm / 970.04 sqft

spec id: 5f8fbc3fc8604f0da6484025

