

L·D·B

SALES, LETTINGS
& MANAGEMENT



BARCLAY ROAD, FULHAM

LOCATED JUST A STONE'S THROW FROM THE BUSTLING FULHAM BROADWAY, IS THIS BEAUTIFUL ONE-BED FLAT, WHICH HAS ALL THE BENEFITS OF FULHAM RIGHT ON YOUR DOORSTEP.

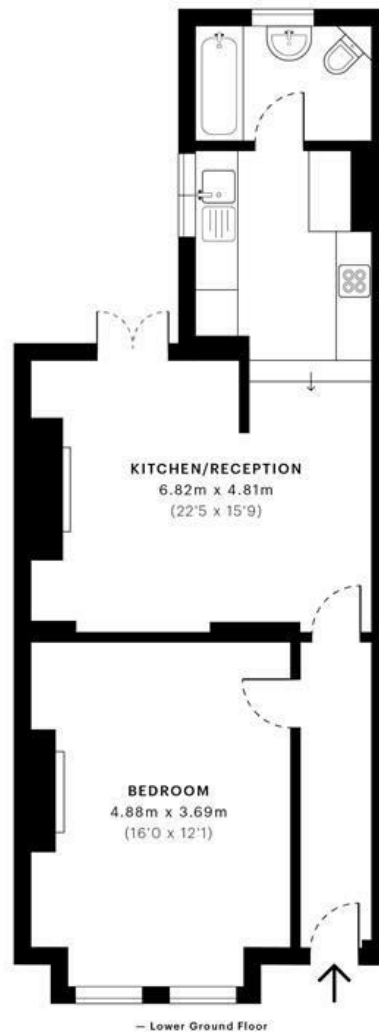
FEATURING A SPACIOUS BEDROOM, A BRIGHT LIVING ROOM, A SEPARATE, NEWLY-RENOVATED KITCHEN AND A SHARE IN A LARGE SOUTH-FACING PAVED GARDEN. THIS FLAT WOULD BE PERFECT FOR A PROFESSIONAL LOOKING FOR A QUICK COMMUTE OR WOULD BE EXCELLENT FOR A COUPLE.

THE FLAT SITS JUST MOMENTS FROM THE STATION, SO GETTING ACROSS LONDON VIA THE DISTRICT LINE IS EASY, AND YOU'RE ALSO MOMENTS AWAY OF AN ARRAY OF SHOPS, BARS AND RESTAURANTS. IF YOU'RE LOOKING FOR GREEN SPACE, THEN PARSONS GREEN AND EEL BROOK COMMON ARE BOTH JUST MOMENTS AWAY.

CALL LDB NOW TO AVOID MISSING OUT.

- NEW KITCHEN AND BATHROOM
- BRIGHT AND SPACIOUS
- SHARED REAR GARDEN
- WOODEN FLOORING

£2,200 PER CALENDAR MONTH



GROSS INTERNAL AREA (GIA)
The footprint of the property
53.73 sqm / 578.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.45 sqm / 532.28 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 51.81 sqm / 557.68 sqft
IPMS 3C RESIDENTIAL 49.45 sqm / 532.28 sqft

APIC ID: 5f6dd5ca72f00e0da2b4e294

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	81
England & Wales		EU Directive 2002/91/EC	