

L·D·B

SALES, LETTINGS
& MANAGEMENT



NITON STREET, LONDON

LDB ARE PROUD TO PRESENT THIS FANTASTIC, MODERN 4 BEDROOM PROPERTY. THIS PROPERTY BENEFITS FROM AN OPEN PLAN KITCHEN AND LIVING AREA, WITH ATTRACTIVE DOUBLE GLAZED DOORS THAT OPEN UP TO A LARGE PATIO/GARDEN AREA WITH SPACE FOR OFF STREET PARKING.

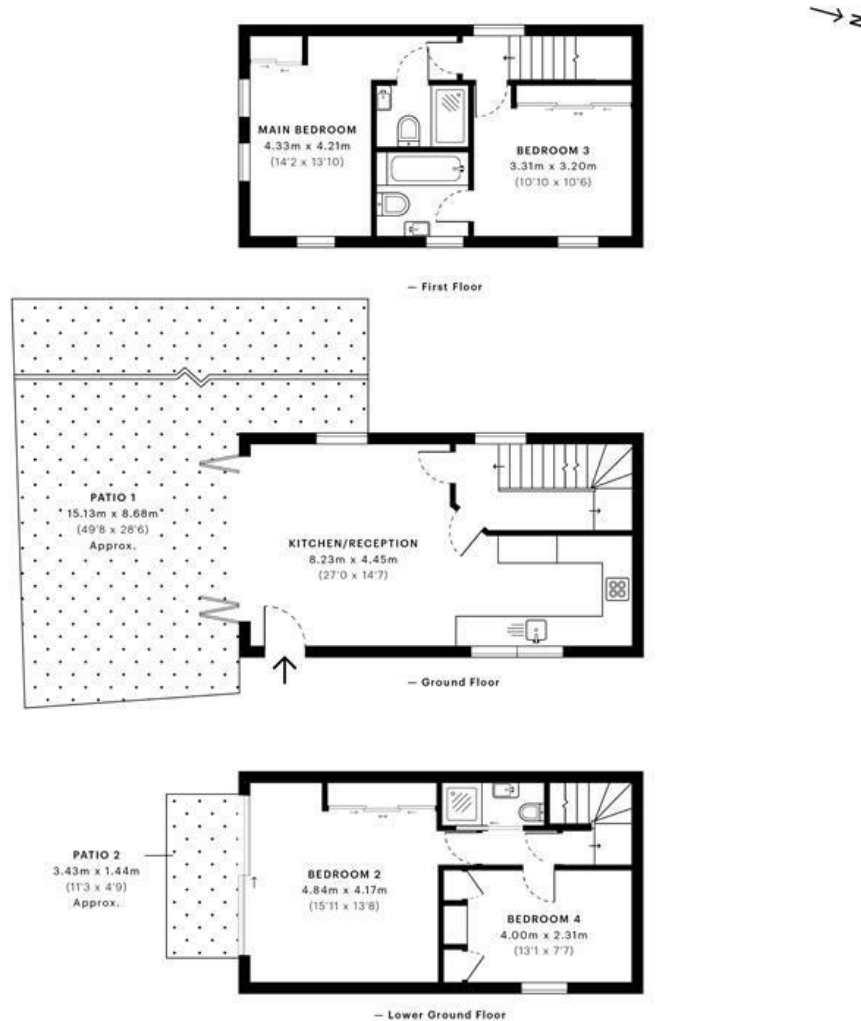
THE PROPERTY BOASTS 4 DOUBLE BEDROOMS, 2 OF WHICH ARE EN-SUITE, AND A 3RD SEPARATE BATHROOM. ALTERNATIVELY, ONE OF THE DOWNSTAIRS BEDROOMS COULD BE USED AS A FAMILY ROOM IF DESIRED. THE KITCHEN IS OF CONTEMPORARY DESIGN AND CAN EASILY CATER FOR A FAMILY OR SHARERS.

NITON STREET IS ONE OF FULHAM'S 'ALPHABET STREETS' - A HIGHLY SORT-AFTER AREA, WITH MANY FAMILIES AND YOUNG PROFESSIONALS BENEFITTING FROM LOCAL AMENITIES SUCH AS WAITROSE, BISHOPS PARK, NUMEROUS COFFEE SHOPS AND GREAT LOCAL SCHOOLS.

DO NOT HESITATE TO CONTACT LDB FOR MORE INFORMATION ON THIS EXCEPTIONAL PROPERTY - IT IS SURE TO BE SNAPPED UP!

- FOUR DOUBLE BEDROOMS
- PRIVATE GARDEN
- WOODEN FLOORS THROUGH OUT
- IDEAL FOR FAMILIES OR PROFESSIONAL SHARERS
- OFF-STREET PARKING

£4,600 PCM




Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

PM40 20 RESIDENTIAL 87,019 sqm / 934,412 sqft

PM40 20 RESIDENTIAL 101,500 sqm / 1,092,540 sqft

SPEC ID: 5639701d4336dc20e3bfc7771

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(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			93
(81-91) B		85	
(69-80) C			
(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	