



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 DOWNTOWNS 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.

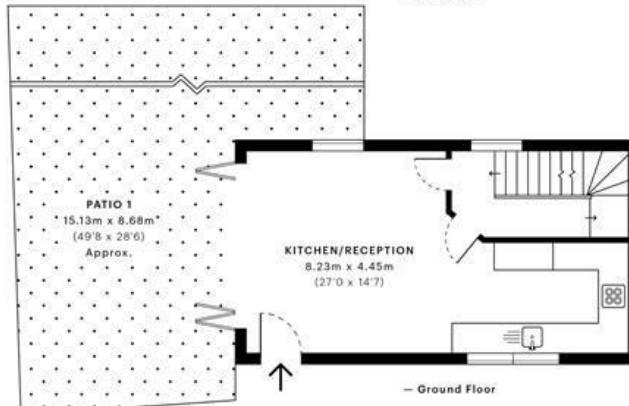
DO NOT HESITATE TO CONTACT LDB FOR MORE INFORMATION ON THIS EXCEPTIONAL PROPERTY - IT IS SURE TO BE SNAPPED UP!

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

£4,600 PCM



— First Floor



— Ground Floor



— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
Net footprint of the property

101.50 sqm / 1092.54 sqft

NET INTERNAL AREA (NIA)
Includes internal, external and shared features
93.14 sqm / 1002.55 sqft

External Structural Features

EXTERNAL STRUCTURAL FEATURES
External walls, windows, doors, roof, etc.

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
External areas under 1.8m

0.00 sqm / 0.00 sqft



Specified 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.

SP040-00-RE00001748 - 0100A (sqm / 1092.54 sqft)

SP040-00-RE00001749 - 0100B (sqm / 1002.55 sqft)

SPEC ID: 5639701d4336dc20e3bfcf771

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		