

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## FULHAM ROAD, LONDON

THIS BEAUTIFUL TWO DOUBLE BEDROOM FLAT IS SITUATED ON THE PRESTIGIOUS FULHAM ROAD, OFFERING EASY ACCESS TO THE MANY AMENITIES AND ATTRACTIONS OF THIS SOUGHT-AFTER AREA. THE PROPERTY BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, BOTH FEATURING BUILT-IN WARDROBES TO PROVIDE AMPLE STORAGE SPACE.

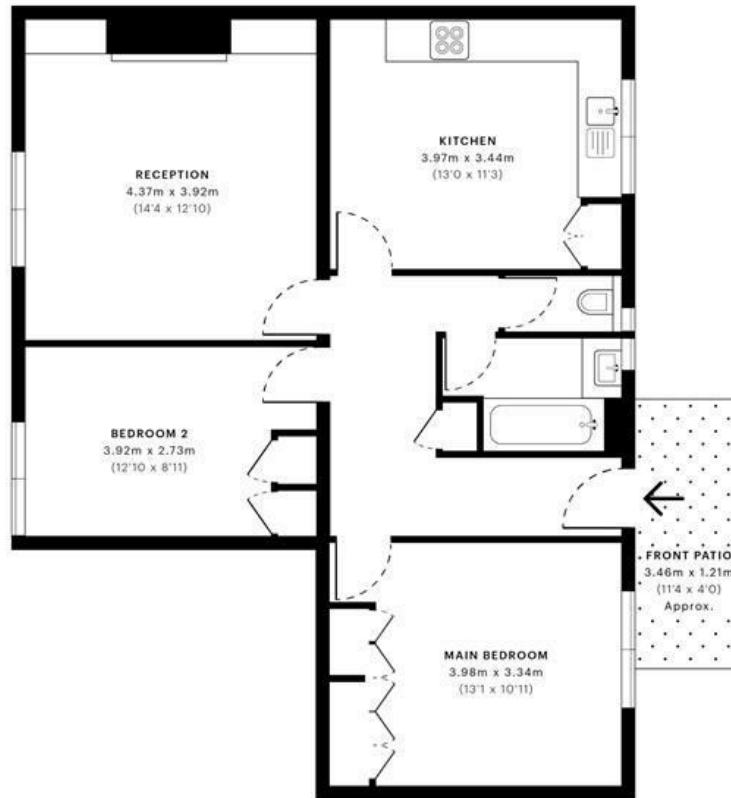
THE HIGHLIGHT OF THIS FLAT IS THE LARGE AND WELL-APPOINTED SEPARATE EAT-IN KITCHEN, WHICH IS PERFECT FOR THOSE WHO ENJOY COOKING AND ENTERTAINING. THE KITCHEN IS FULLY EQUIPPED WITH MODERN APPLIANCES AND OFFERS PLENTY OF ROOM FOR A DINING TABLE AND CHAIRS.

THE SPACIOUS LIVING ROOM PROVIDES A COMFORTABLE AND RELAXING SPACE TO UNWIND AFTER A LONG DAY. THE PROPERTY BENEFITS FROM LARGE WINDOWS THAT ALLOW NATURAL LIGHT TO FLOOD IN, CREATING A BRIGHT AND AIRY ATMOSPHERE.

WITH ITS FANTASTIC LOCATION AND SPACIOUS INTERIOR, THIS PROPERTY IS AN IDEAL CHOICE FOR YOUNG PROFESSIONALS OR COUPLES LOOKING FOR A STYLISH AND CONVENIENT BASE IN ONE OF LONDON'S MOST DESIRABLE NEIGHBOURHOODS.

- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- BRIGHT AND SPACIOUS
- CLOSE TO TRANSPORT

£2,600 PER CALENDAR MONTH



— Ground Floor



Spec verified 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 measurement captured in the scan.

PMR 20 RESIDENTIAL 71.36 sqm / 768.11 sqft  
PMR 20 RESIDENTIAL 66.68 sqm / 717.74 sqft

SPIC ID: 563efat5339962c0de7d206f6

| 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 |  |                         |           |
| England & Wales                             |  | 70                      | 78        |
|                                             |  | 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 |           |