

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## CHESTERTON SQUARE, PEMBROKE ROAD

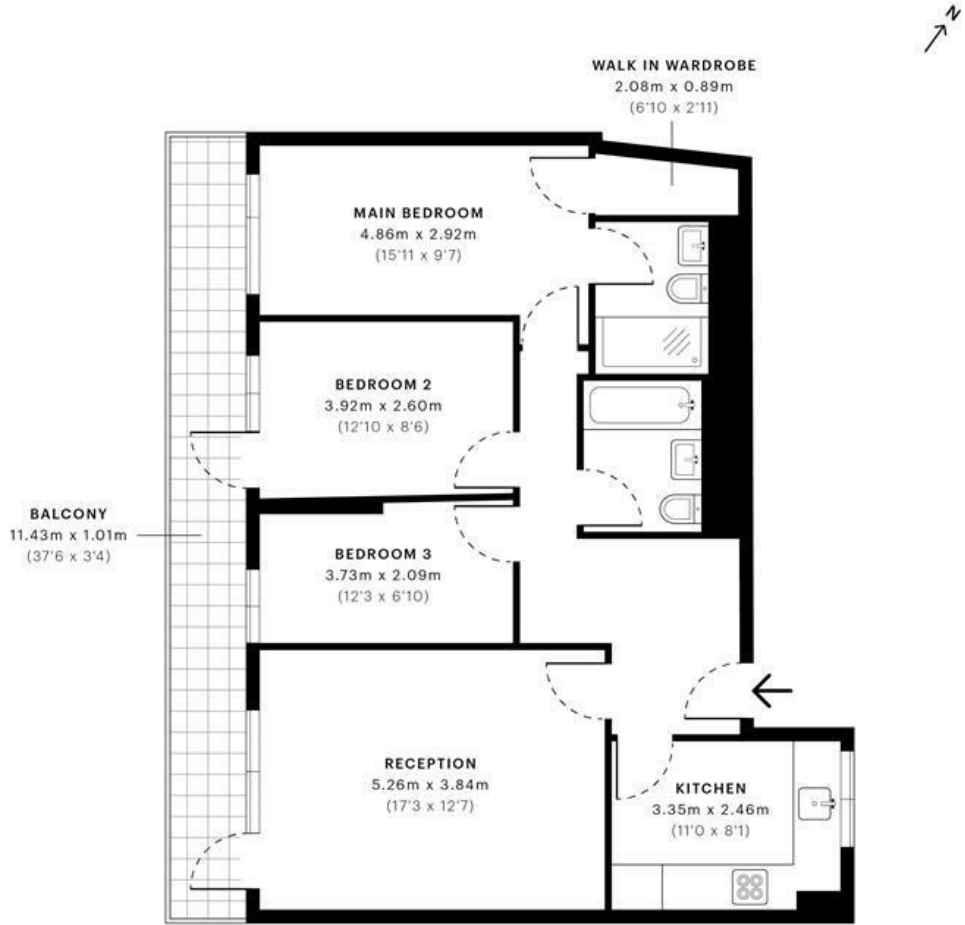
LOCATED IN THE HEART OF EARL'S COURT, LDB ARE PROUD TO PRESENT THIS LOVELY THREE BEDROOM FLAT LOCATED JUST A STONE'S THROW FROM EARL'S COURT TUBE STATION.

THE PROPERTY'S ALREADY OUTSTANDING LOCATION IS ADDED TO BY A MAJOR REFURBISHMENT BEING DONE THROUGHOUT THE PROPERTY, WHICH INCLUDES A NEW KITCHEN, TWO NEW BATHROOMS AND NEW WOODEN FLOORING THROUGHOUT.

THE PROPERTY'S THREE DOUBLE-BEDROOMS, TWO BATHROOMS, HUGE LIVING ROOM AND SEPARATE KITCHEN, AS WELL AS A BALCONY THAT RUNS ACROSS THE SIDE OF THE FLAT WILL BE PERFECT FOR PROFESSIONAL SHARERS AND FAMILIES ALIKE, SO CALL LDB TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

- TWO BATHROOMS
- CLOSE TO TUBE
- PRIME LOCATION
- HEATING AND HOT WATER INCLUDED
- COMMUNAL GARDEN

£3,750 PER CALENDAR MONTH



— Third Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
81.99 sqm / 882.53 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
76.41 sqm / 822.47 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
11.35 sqm / 122.17 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: 92.63 sqm / 997.06 sqft  
IPMS 3C RESIDENTIAL: 80.34 sqm / 861.65 sqft

spc id: 60a3b04f86c4db0e379b6bd2

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			
		61	70
England & Wales		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			
		68	75
England & Wales		EU Directive 2002/91/EC	