

FAIRHOLME Road, LONDON

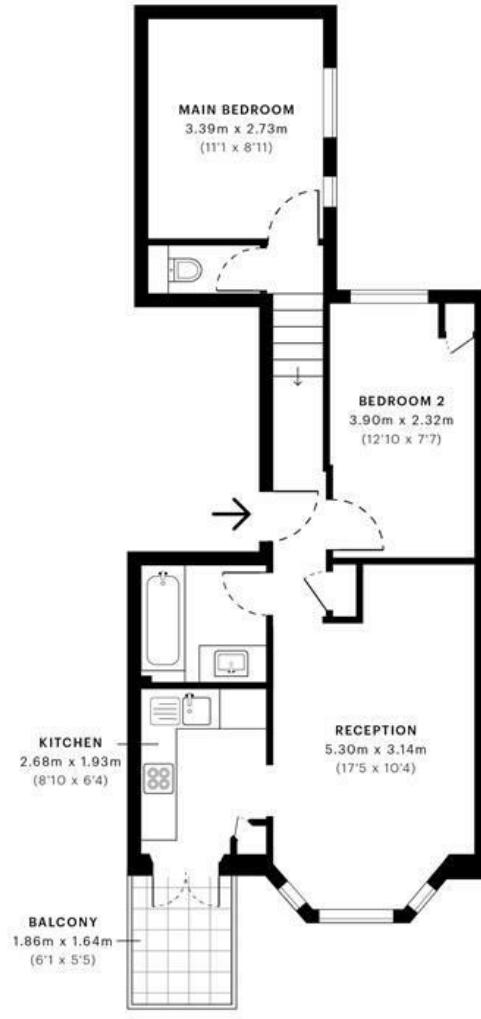
THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. THE PROPERTY FEATURES AN INVITING OPEN PLAN LIVING ROOM AND KITCHEN, IDEAL FOR BOTH RELAXATION AND ENTERTAINING.

THIS FLAT COMPRISES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE FOR SHARERS. ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PRIVATE BALCONY, A LOVELY SPOT TO ENJOY YOUR MORNING COFFEE.

JUST A SEVEN-MINUTE WALK FROM BARONS COURT STATION, RESIDENTS WILL BENEFIT FROM EXCELLENT TRANSPORT LINKS, MAKING COMMUTING AROUND LONDON A BREEZE. THE SURROUNDING AREA BOASTS A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, ENHANCING THE OVERALL APPEAL OF THIS PROPERTY.

- OPEN PLAN LIVING ROOM/KITCHEN
- CLOSE TO BARONS COURT STATION
- PRIVATE BALCONY
- PERFECT FOR SHARERS

£2,250 PER CALENDAR MONTH



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.16 sqm / 529.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.92 sqm / 505.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.05 sqm / 32.83 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 3R RESIDENTIAL 52.57 sqm / 565.86 sqft
IPMS 3C RESIDENTIAL 50.34 sqm / 541.86 sqft

SPEC ID: 5f85645e@bb11d0db5e9d897

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
(81-91)		
(69-80)		
(55-68)	58	
(39-54)		
(21-38)		
(1-20)		
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)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		