

## BARCLAY ROAD, FULHAM

BACK TO THE MARKET IS THIS BEAUTIFUL AND SPACIOUS ONE-BEDROOM FLAT LOCATED JUST A MINUTE AWAY FROM FULHAM BROADWAY STATION.

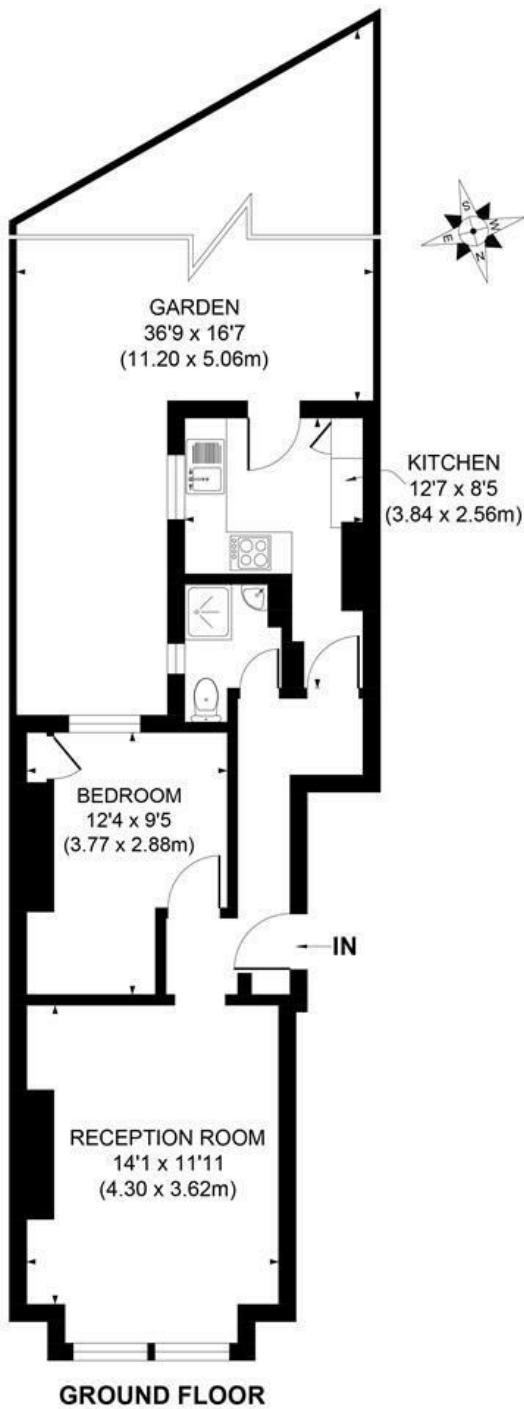
SITTING ON A TREE-LINED STREET, THIS ONE-BEDROOM FLAT HAS A SPACIOUS BEDROOM, LIVING ROOM, SEPARATE KITCHEN AS WELL AS A SHARE IN A LARGE PAVED GARDEN.

THIS FLAT WOULD BE PERFECT FOR ANYONE LOOKING FOR ALL THE RESTAURANTS, SHOPS AND BARS OF FULHAM BROADWAY, AS WELL AS THE CONVENIENCE OF BEING SECONDS FROM THE DISTRICT LINE, TAKING YOU INTO CENTRAL LONDON.

THIS FLAT WILL GO TO THE FIRST PERSON TO SEE IT, SO CALL NOW TO AVOID DISAPPOINTMENT.

**£1,950 PCM**

- MINUTES FROM WALK TO FULHAM BROADWAY STATION
- SHARED GARDEN
- BRIGHT FLAT
- CLOSE TO EEL BROOK COMMON



### GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 523 SQ. FT / 48.64 SQ. M

Illustration for identification purpose only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable  
 Prepared by Pixangle ©. Tel 020 8870 2118

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	