

L·D·B

SALES, LETTINGS
& MANAGEMENT



LYSIA STREET, LONDON

THIS STUNNING TWO-BEDROOM FLAT ON LYSIA STREET IN FULHAM BOASTS A SPACIOUS SEPARATE LIVING ROOM, AN EAT-IN KITCHEN, AND A PRIVATE ROOF TERRACE.

THE PROPERTY FEATURES TWO DOUBLE BEDROOMS, PERFECT FOR SMALL FAMILIES OR COUPLES, AS WELL AS A VERSATILE HOME OFFICE. THE FLAT IS SITUATED IN A PRIME LOCATION WITH EASY ACCESS TO LOCAL AMENITIES AND TRANSPORTATION LINKS, MAKING IT AN IDEAL HOME FOR THOSE SEEKING A MODERN AND COMFORTABLE LIVING EXPERIENCE.

HMO ALLOWS FOR TWO COUPLES

- SPACIOUS SEPARATE LIVING ROOM
- PRIVATE ROOF TERRACE
- LARGE EAT-IN KITCHEN
- HOME OFFICE
- TWO BATHROOMS

£2,700 PCM



GROSS INTERNAL AREA (GIA)
The footprint of the property
88.05 sqm / 947.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
78.32 sqm / 843.03 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
2.53 sqm / 27.23 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: 61.72 sqm / 679.63 sqft
IPMS 3C RESIDENTIAL: 78.45 sqm / 844.43 sqft

spec id: 6256ba989113750d92f5836b

