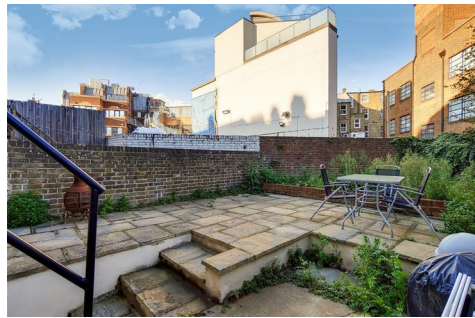


# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## LOWER GROUND FLOOR, 5A BARCLAY ROAD, FULHAM, LONDON, SW6 1F 1

LOCATED JUST A STONE'S THROW FROM THE BUSTLING FULHAM BROADWAY, LDB ARE DELIGHTED TO PRESENT THIS BEAUTIFUL ONE-BED FLAT, WHICH HAS ALL THE BENEFITS OF FULHAM RIGHT ON YOUR DOORSTEP.

FEATURING A SPACIOUS BEDROOM, A BRIGHT LIVING ROOM, A SEPARATE, RECENTLY-RENOVATED KITCHEN AND A SHARE IN A LARGE SOUTH-FACING PAVED GARDEN, THIS FLAT WOULD BE PERFECT FOR A PROFESSIONAL LOOKING FOR A QUICK COMMUTE OR WOULD BE EXCELLENT FOR A COUPLE.

THE FLAT SITS JUST MOMENTS FROM THE STATION, SO GETTING ACROSS LONDON VIA THE DISTRICT LINE IS EASY, AND YOU'RE ALSO MOMENTS AWAY OF AN ARRAY OF SHOPS, BARS AND RESTAURANTS. IF YOU'RE LOOKING FOR GREEN SPACE, THEN PARSONS GREEN AND EEL BROOK COMMON ARE BOTH JUST MOMENTS AWAY.

CALL LDB NOW TO AVOID MISSING OUT.

- EXCELLENT LOCATION
- BRIGHT AND SPACIOUS
- SHARED GARDEN
- HUGE PROPERTY
- RECENTLY REFURBISHED

£1,950 PCM



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
53.73 sqm / 578.34 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
49.45 sqm / 532.28 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 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: 51.81 sqm / 557.68 sqft  
IPMS 3C RESIDENTIAL: 49.45 sqm / 532.28 sqft

spec id: 5f6dd5ca72f00e0da2b4e294

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			81
(69-80) C		67	
(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	