

L·D·B

SALES, LETTINGS
& MANAGEMENT



11B KINGWOOD ROAD, FULHAM, LONDON, SW6 6SP

INTRODUCING A CHARMING TWO-BEDROOM FLAT LOCATED ON THE DESIRABLE KINGWOOD ROAD IN THE HEART OF FULHAM. SITUATED ON THE GROUND FLOOR OF A WELL-MAINTAINED BUILDING, THIS PROPERTY IS PERFECT FOR THOSE SEEKING A COMFORTABLE AND CONVENIENT LIFESTYLE.

UPON ENTERING, YOU WILL BE GREETED BY A SPACIOUS AND LIGHT-FILLED LIVING ROOM THAT LEADS TO A MODERN AND WELL-EQUIPPED EAT IN KITCHEN. THE PROPERTY BOASTS ONE GENEROUSLY SIZED DOUBLE BEDROOM AND A SECOND SINGLE BEDROOM, PROVIDING AMPLE SPACE FOR A COUPLE OR TWO SHARERS.

LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF FULHAM, KINGWOOD ROAD IS A PEACEFUL RESIDENTIAL STREET, OFFERING RESIDENTS A PEACEFUL ESCAPE FROM THE HUSTLE AND BUSTLE OF CITY LIFE. THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO NUMEROUS SHOPS, RESTAURANTS, AND AMENITIES, AS WELL AS EXCELLENT TRANSPORT LINKS.

- GREAT LOCATION
- LARGE SEPARATE LIVING ROOM
- MANSION BLOCK
- WOODEN FLOORS

£2,100 PCM



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.79 sqm / 535.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.12 sqm / 507.20 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 49.66 sqm / 534.54 sqft
IPMS 3C RESIDENTIAL 47.69 sqm / 513.33 sqft

spec id: 607ef3bc1079e50d8e6e38a

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			
		59	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	