

# Emma's

ESTATE AGENTS

Est. 1995

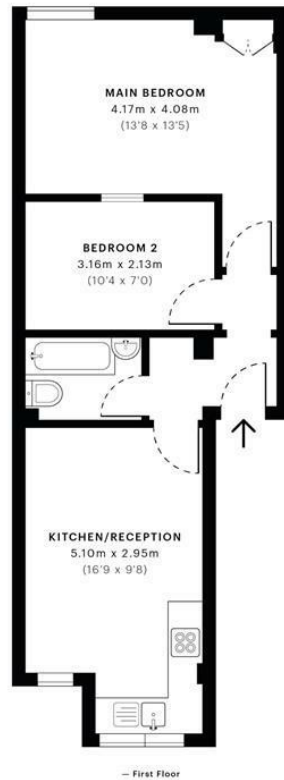


## Flat 1, 419 North End Road, London, SW6 1NY

Well-presented, furnished two bedroom flat (one double and one single) first floor flat with neutral modern décor, fixtures and fittings and wooden floors throughout located in the heart of Fulham Broadway.

- High specification
- Wood-laminate floors throughout
- Neutral modern décor, fixtures and fittings
- Short walk from Fulham Broadway Tube
- Desirable neighbourhood with local amenities
- No parking provisions
- First floor flat

£1,600 Per Calendar Month



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
41.64 sqm / 448.21 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head heights  
39.52 sqm / 425.39 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
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 42.08 sqm / 452.95 sqft  
IPMS 3C RESIDENTIAL 40.04 sqm / 430.99 sqft

spec Verified

RICS Certified Property Measurer

spec id: 60744cf2a4c0b00dc2e4ab76



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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