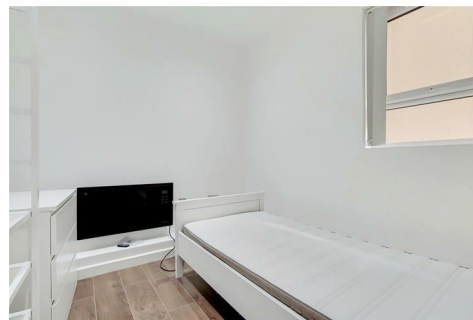
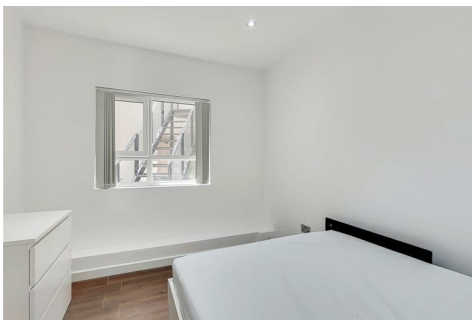


# Emma's

ESTATE AGENTS

Est. 1995

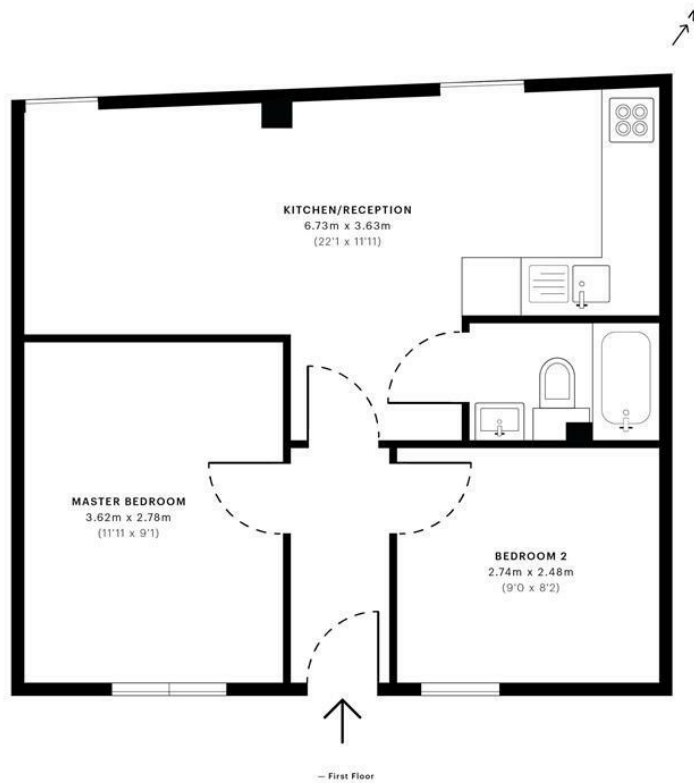


## Flat 2, 417a North End Road, London, SW6 1NY

Recently developed, high specification, two bedroom flat (1 double, 1 single) with neutral modern décor, fixtures and fittings and wood-laminate floors throughout located in the heart of Fulham Broadway.

- Recently developed
- Wood-laminate floors throughout
- High specification
- Neutral modern décor, fixtures and fittings
- Short walk from Fulham Broadway Tube
- Desirable neighbourhood with local amenities
- All electric supply and appliances
- No parking provisions

£1,650 Per Calendar Month



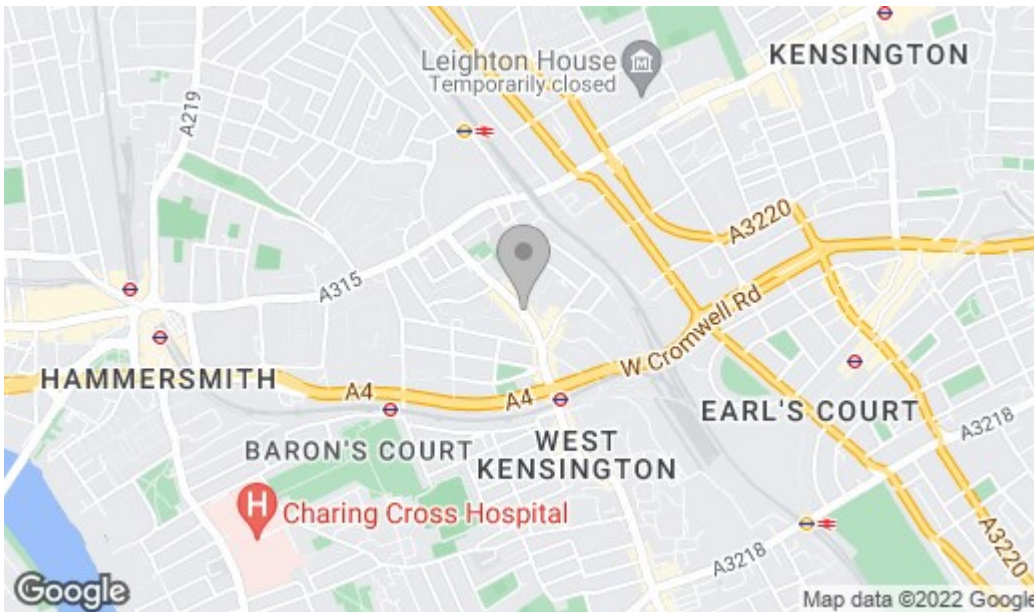
	<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property. <b>41.4 Sqm / 445.7 Sqft</b>		<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features, includes walkways, restricted head. <b>39.6 Sqm / 426.5 Sqft</b>		<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. <b>0.0 Sqm / 0.0 Sqft</b>		<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m <b>0.0 Sqm / 0.0 Sqft</b>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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 2B RESIDENTIAL  
42.0 Sqm / 452.3 Sqft  
IPMS 3C RESIDENTIAL  
40.3 Sqm / 433.5 Sqft

SPEC ID:  
5ed193bbcf700a0b79d4d7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(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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