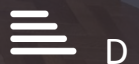


Britannia Road

Fulham, SW6 2HJ

£2,100 Per Week



Britannia Road, SW6

Ceiling Height

Ground Floor

Front Patio
15'10" x 10'5"
4.63 x 3.17m
(approximate)

Reception Room
23'8" x 15'2"
7.01 x 4.62m
(2.60m)

Kitchen/Dining Room
23'8" x 15'2"
6.69 x 4.62m
(2.60m)

Private Garden
44'7" x 15'10"
10.54 x 4.63m
(approximate)

First Floor

Principal Bedroom
14'11" x 14'2"
4.55 x 4.32m
(2.51m)

Bedroom
8'7" x 8'
2.51 x 2.40m
(2.40m)

Bedroom
8'7" x 8'11"
2.62 x 2.31m
(approximate)

Bathroom
5'10" x 5'11"
1.80 x 1.60m
(approximate)

Second Floor

Bedroom
8'11" x 8'6"
2.72 x 2.59m

Bedroom
10'5" x 8'10"
3.28 x 2.60m

Bathroom
5'10" x 5'11"
1.80 x 1.60m
(approximate)

Restricted Height Area

Approx Gross Internal Area 1522 Sq Ft - 141.39 Sq M

Approx. Floor Area Including Restricted Heights 1532 Sq Ft - 142.32 Sq M

Excluding Out buildings

Out Building Area 200 Sq Ft - 18.58 Sq M

For Illustration Purposes Only - Not To Scale

www.gaffens.co.uk

Ref. No. 0000958

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			<p>85</p> <p>63</p>
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Fully refurbished
- Incredible open plan space
- Outbuilding
- 1,722 sq ft (160 sqm)
- Fully enclosed private garden
- Fulham Broadway - 3 mins



The property is available for lease exclusively through Prime London.

The first floor provides two en suite bedrooms, the principle including capacious storage and a dressing area. There are a further three bedrooms on the top floor, and family bathroom. To the rear of the property is the fully enclosed private garden, and an additional outbuilding (including WC and shower) that can be used either as a studio, home office, or additional bedroom.

Fulham Broadway (District line) is the closest Underground station, a 3-minute walk away, and there is a choice of bus routes leading to and from the West End. West Brompton Station, with its link to the Overground, is also within walking distance.



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