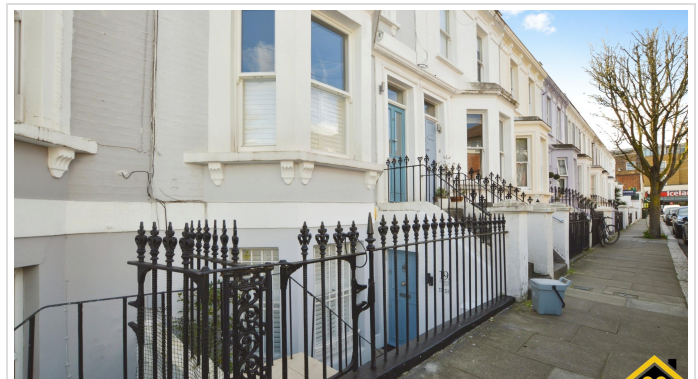


1 Bed Flat In Anselm Rd London, Fulham, SW6 1LH

£2,250 Monthly





SHORT DESCRIPTION

Property Ref: 16563 Delightful one bedroom garden flat with open plan living, private southerly facing garden, recently installed kitchen and own front door. It has just been freshly redecorated (inside and out) with new bedroom carpet. Available furnished, unfurnished or part furnished. Pet friendly: opportunity to add dog or cat flap (existing opening in garden door can be reopened easily). The eat-in kitchen is integrated and includes fridge, wine cooler, washing machine, electric oven, induction hob, with table and chairs and has double doors opening onto private sunny garden. Separate condenser dryer located in hallway cupboard. The living room is open to the kitchen and has plenty of character with exposed brick chimney, stripped pine floors, plantation shutters and built in storage. Sash windows to front, double garden glazed doors to rear. The bedroom has a sliding door wardrobe, storage, king size bed (can be removed) and views of the garden with a new carpet. The bathroom includes a large overhead shower, hand held shower - over a bath. Basin vanity unit and WC, towel warmer and storage. The garden is south facing and is landscaped with pagoda and built in garden table (can be removed) and plenty of greenery and external lighting. Lots of charm! The apartment is on the lower ground floor and the front door is accessed down 5 external steps. Located off the North End Rd in-between Fulham Broadway and West Brompton underground, & overground stations. Close to Eel Brook Common, Fulham Broadway, Parsons Green & Earls Court. Available immediately. Maximum 2 tenants. Property Type: Flat Full Renting price: £2250.00 Pricing Options: Fixed price Tenure: 12 months Council tax band: None EPC rating: D Measurement: 527.432 sq.ft. Outside Space: Enclosed Garden Parking: On street Heating Type: Gas Possession of the property: Self-occupied ----



Bed Room(s)



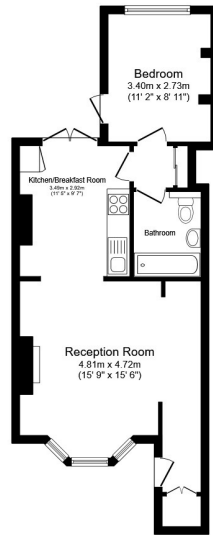
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Lower Ground Floor

Total floor area 49.6 sq.m. (533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	49 square metres

Rules on letting this property

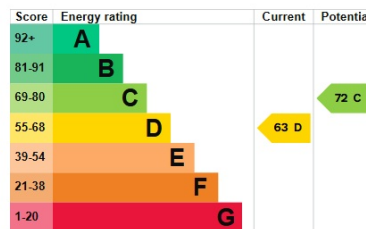
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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