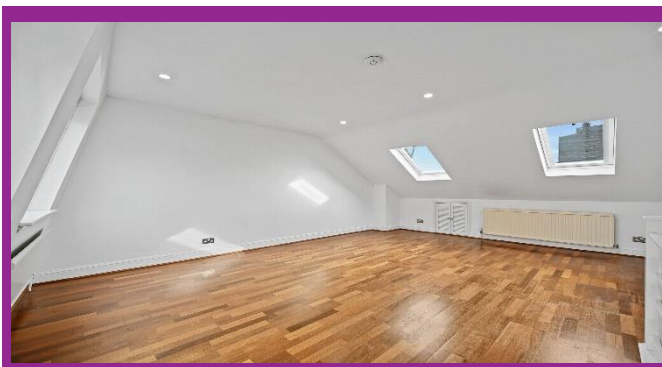




LONDON ESTATES

**Yeldham Road, Hammersmith, W6**

£2,200.00 per month



 2  1  1  N

**TO LET**



# LONDON ESTATES



- TWO TERRACES
- EXCELLENT LOCATION
- WOODEN FLOORING
- SEPARATE KITCHEN
- TWO BEDROOMS
- LARGE LIVING SPACE

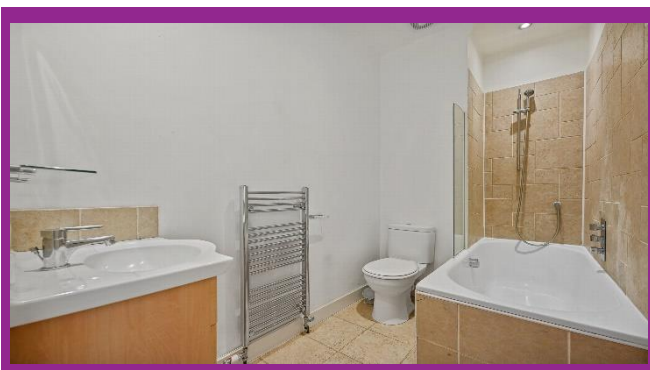
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>73</b>	<b>76</b>		<b>73</b>	<b>76</b>	
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for dwelling in England and Wales is band D (rating 60).

**Available Date:** 29th July, 2024

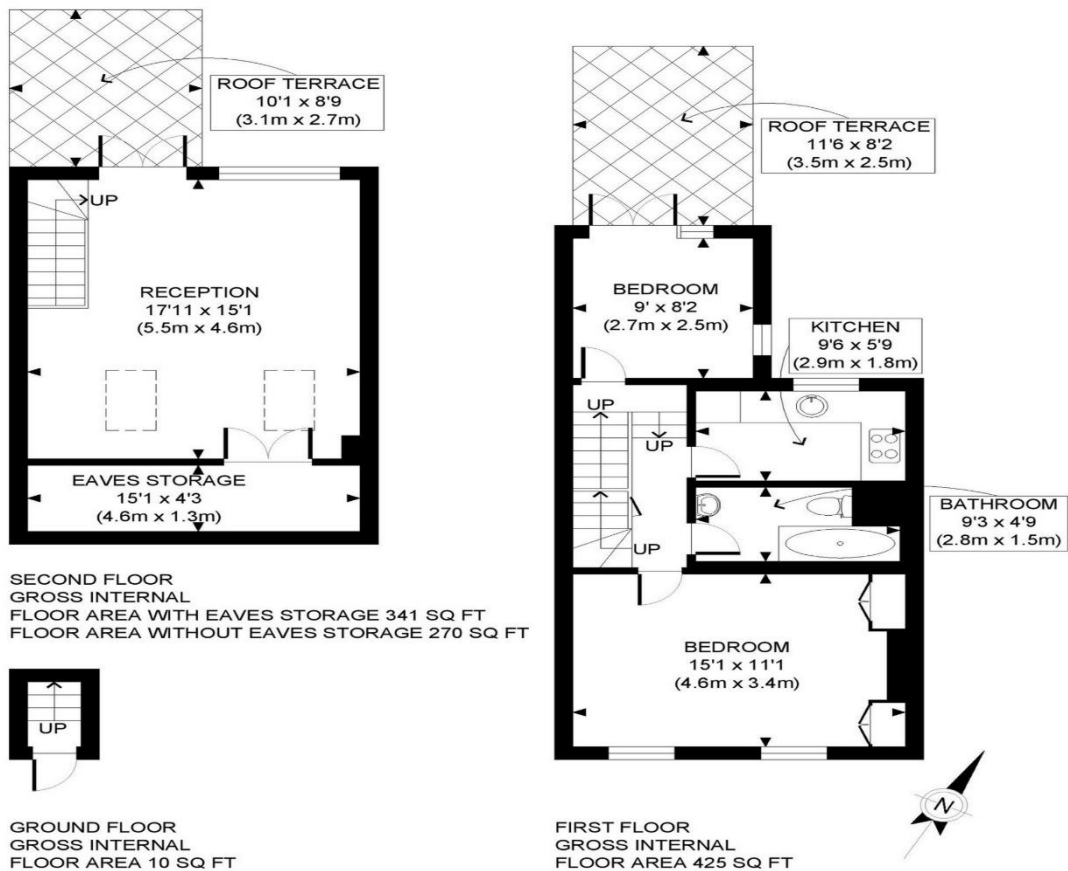
**Council Tax:** E

**Cost:** £1,695





# LONDON ESTATES



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 776 SQ FT/ 72 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 705 SQ FT/ 65 SQM

**PROPERTY PHOT PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.