



Fulham Road, London
SW10



Beyond your expectations

A two bedroom second and third floor apartment in SW10 EPC:E

Hamptons International

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2 bedrooms | Second and third floors | 977 sq. ft. | 22'0 x 12'8 southerly facing reception room | Great natural light | 20'0 x 13'1 master bedroom | En-suite bathroom to both bedrooms | 90 year lease | Second floor cloakroom/wc

Asking Price £1,100,000 Leasehold

Description

A two double bedroom second and third floor apartment forming part of this corner period building. This property has a 22'0 x 12'8 southerly facing second floor reception room with dual aspect and a smart modern 13'10 x 9'8 kitchen/breakfast room. This bright and spacious flat also offers a 20'0 x 13'1 master bedroom with en-suite bathroom and storage, 11'10 x 8'10 bedroom two (also with an en-suite bathroom), second floor cloakroom/wc and 90 year lease.

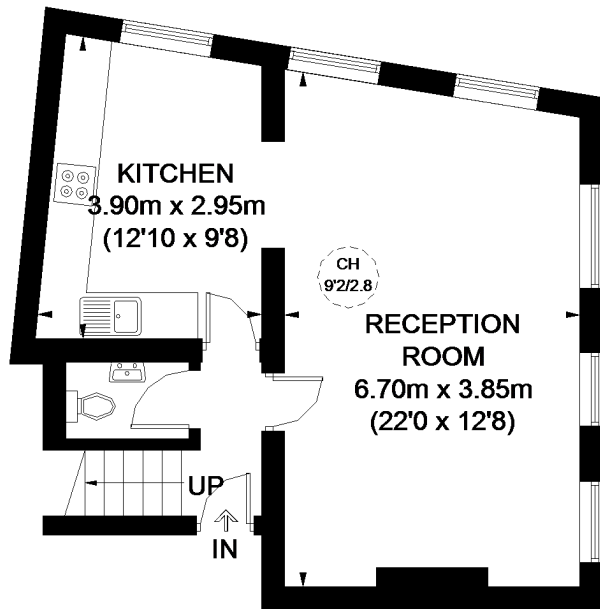
Location

This apartment is well situated for the popular restaurants, bars and shops found in both King's Road and Fulham Road, whilst the nearest underground station is South Kensington to the north east (Piccadilly, District and Circle lines) for routes into central London and Fulham Broadway to the north west. Bus stops are very close, with access to South Kensington, Sloane Square and Clapham Junction. Cromwell Road is also to the north for access to the M25 and Heathrow Airport. Also with Hyde Park to the north and Battersea Park just across the river, this location is great for all local amenities.

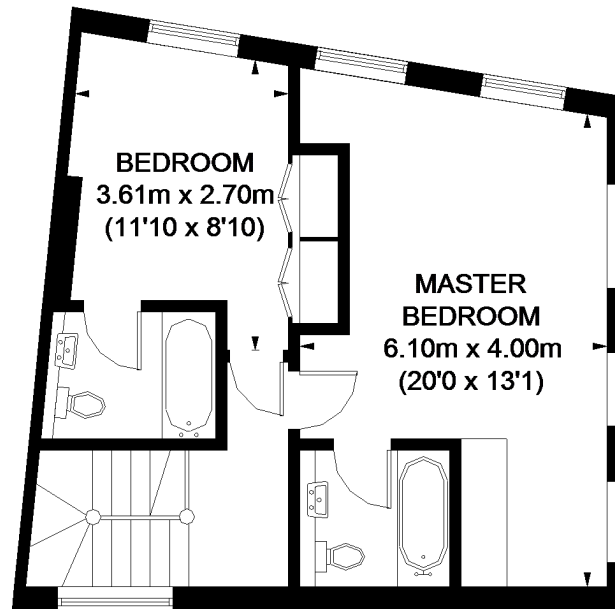


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

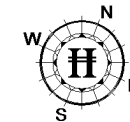
FULHAM ROAD



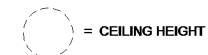
SECOND FLOOR



THIRD FLOOR



APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 458 SQ. FT. (42.6 SQ. M.)
 SECOND FLOOR = 519 SQ. FT. (48.2 SQ. M.)
 TOTAL = 977 SQ. FT. (90.8 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID223239)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

