



Flat 6, The Lanchesters
Fulham Palace Road, W6



Beyond your expectations

A two bedroom apartment on the second floor with balcony EPC: C

Hamptons International

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Reception Room | Two Bedrooms | Two Bathrooms | Balcony | Underfloor Heating | Cycle Storage | Video Entry Phone | Parking by separate negotiation | Images shown are indicative of the local area

Asking Price £799,950 Leasehold

Description

A two bedroom, two bathroom apartment in this conveniently located new development. Arranged over the second floor, this property comes with private balcony, all Miele appliances as well as high quality bathrooms and underfloor heating.

The Lanchesters is a development of nine apartments by Sunny Day Group, due for completion July 2014. Purchasers will benefit from a 10 year insurance backed building warranty and new 125 year leases. All apartments come with beautiful bespoke white matt laquer kitchens with integrated Miele appliances, stone worktops and glass splashbacks. Bathrooms are high specification with Hansgrohe and Starck fittings and Strata ceramic tiles. Reception rooms and hallways are laid with Havwoods oak plank flooring and the bedrooms are carpeted. There is gas-fired underfloor heating throughout, high quality aluminium double glazing on all windows and patio doors and LED downlighters in bathrooms, kitchens and hallways. There is secure cycle storage available for residents and a parking space can be purchased by separate negotiation.

The Lanchesters is set back from Fulham Palace Road, with many excellent local shops and restaurants in the vicinity. Hammersmith tube station is just up the road, and the wide open spaces of Bishops Park are to the south.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

UNIT 2 / FLAT 6
Second Floor
77.9 m²

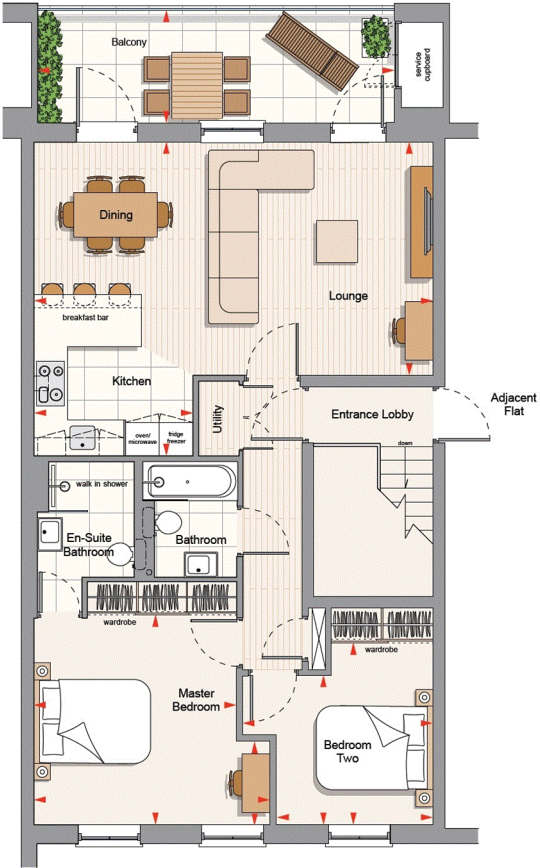


These drawings are for illustrative purposes, for exact dimensions and layouts see architects drawings.

Kitchens and bathrooms shown as fitted. Other than wardrobes, all other furniture shown is indicative for layout purposes only and is not provided in the fit-out.

Symbol indicates manifold/AHU located in utility area or store.

	Length (m) widest/narrowest	Width (m) widest/narrowest
Kitchen/Lounge	7.2 / 2.8	5.8 / 4.2
Master Bedroom	4.3 / 3.8	3.8 / 1.5
Bedroom Two	3.4 / 2.8	3.3 / 2.7
Balcony	6.4	2.0



THE LANCHESTERS - Fulham Palace Road

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.

