



**FLAT 1, FULHAM ROAD, LONDON, SW3**  
**£1,100 PW / £4,766.67 PCM**

**FURNISHED, PART FURNISHED, UNFURNISHED**

## **A SPACIOUS FIRST FLOOR APARTMENT SITUATED IN A PURPOSE BUILT BUILDING WITH LIVE IN CARETAKER**

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## DESCRIPTION:

The apartment comprises a fantastic 21ft reception area perfect for entertaining leading to an open plan modern kitchen with fully integrated Neff appliances and stone work tops. Floor to ceiling windows across one side of the reception room bring a wonderful sense of space to the room and fill the property with an abundance of natural light.

Both double bedrooms offer ample storage space, with the master bedroom suite comprising of an en-suite bathroom with a raindrop shower and automatic sensor lighting. The family bathroom features a raindrop shower over the bath, with automatic lighting.

- Two Double Bedrooms
- Two Bathrooms
- First Floor Flat
- 1020 Approx. Sq Ft
- EPC - B

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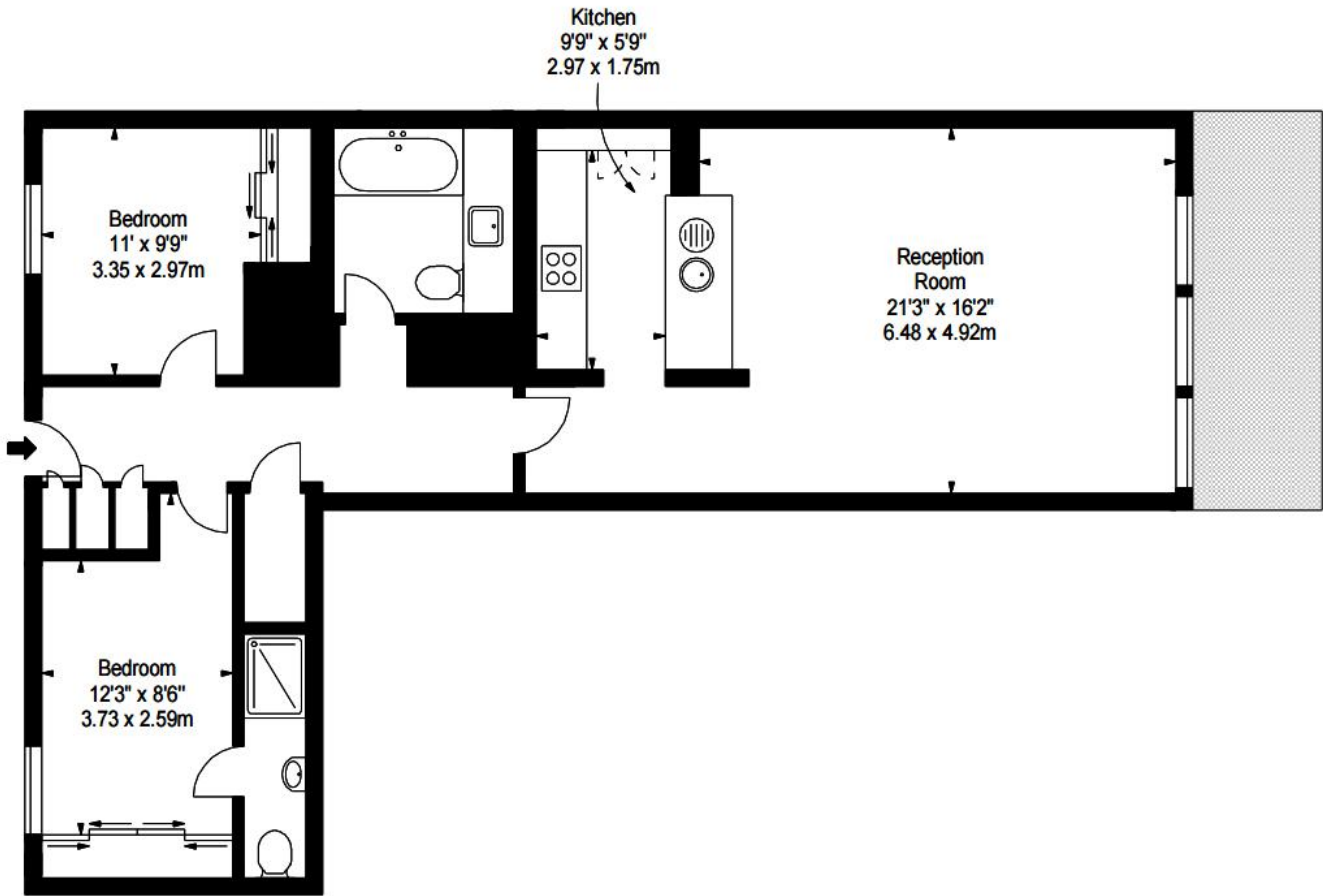


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Approx. Gross Internal Area \*  
1020 Ft<sup>2</sup> - 94.76 M<sup>2</sup>



Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice



FIRST FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
EU Directive 2002/91/EC			

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