



A very smart two bedroom apartment on the Fulham Road in the heart of Chelsea.

**Fulham Road, London, SW10**

£655,000 Leasehold (114 years remaining)



- Virtual tour available.
- Beautifully appointed two bedroom apartment.
- The flat makes a great investment for those buying a first time property or the ideal pied-a-terre.
- The property is very well located for the amenities of Fulham Road and King's Road.
- A well run building with clean, modern communal areas.

The property has been recently decorated and offers a lot of natural light. The flat comprises a well-proportioned reception room leading to the fully equipped kitchen, two similar sized bedrooms to the rear and a separate new high spec showerroom .

The property is located on the Fulham Road in Chelsea moments from the shops, cafes and restaurants of 'the beach' and Kings Road. West Brompton and Fulham Broadway as well as Earls Court tube stations are the nearest tubs, with good bus links routes nearby.

- Reception room
- Kitchen
- 2 double bedrooms
- Shower room
- Second floor

#### **Tenure**

Leasehold (114 years remaining)

Service Charge: Approximately £2,030 per annum  
Ground Rent: Approximately £400 per annum

#### **Local Authority**

The Royal Borough of Kensington and Chelsea

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.  
Telephone: +44 (0) 20 7578 9000.







Fulham Road, London, SW10  
Gross Internal Area 560 sq ft, 52 m<sup>2</sup>

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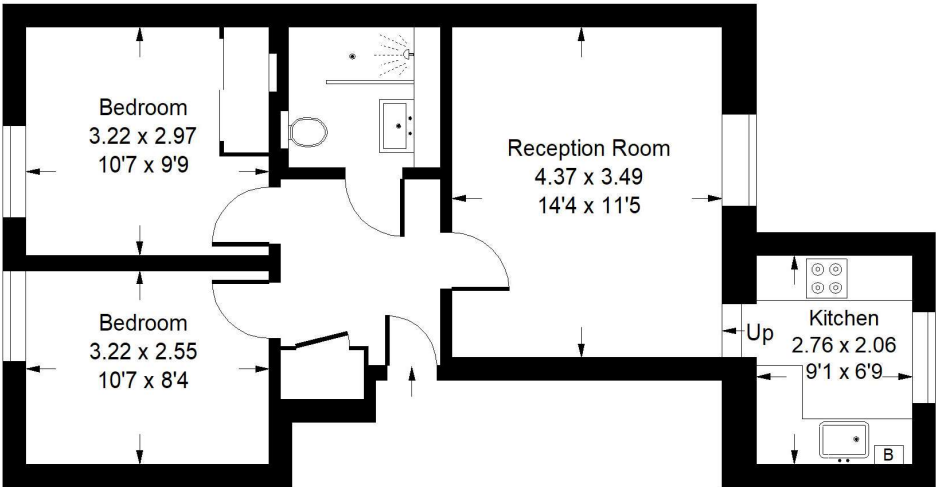


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Fulham Road, SW10

Approx. Gross Internal Area  
52 sq m / 560 sq ft



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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