



## Fulham Road, SW3

**£860 pw**

A newly interior decorated spacious two double bedroom, two bathroom apartment set on the first floor (with lift) in this well maintained portered building.

Separate Kitchen | Two Bathrooms | Two Double Bedrooms | Pet Friendly | Porter |

**020 7096 9476**

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)

A newly interior decorated spacious two double bedroom, two bathroom apartment set on the first floor (with lift) in this well maintained portered building.

Located moments away from the many shops, bars and restaurants of South Kensington and Knightsbridge. The nearest underground station is South Kensington.





APPROX. GROSS INTERNAL AREA \*  
756 Ft<sup>2</sup> - 70.23 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice



FIRST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>69</b> <b>70</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			<b>70</b> <b>71</b>

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.