



FULHAM ROAD, CHELSEA, SW3

Price
£925 per week

Large, bright and modern two bedroom apartment in this private ported building in the heart of Chelsea. 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 both bathrooms featuring raindrop showers and automatic sensor lighting. The property is available to rent furnished or unfurnished. 1020 sq ft / 94.76 sq mtrs. The building is located moments from Bibendum, Chanel, Ralph Lauren, Gaucho and Stella McCartney, to name but a few of the many 5 star restaurants and designer boutiques on your door step. Also, just a short walk away are all the museums of South Kensington, making it a perfect home for those new to London or those who host guests from out of town.

Details

2 Double Bedrooms
2 Bathrooms
Reception Room
Kitchen

Porter
Lift
Wood Floors
Dedicated Property Manager
Council Tax band G

PLAZA estates

www.plazaestates.co.uk

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FLAT 1, 161 FULHAM ROAD, SW3

Approx. Gross Internal Area *
1020 Ft² - 94.76 M²

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



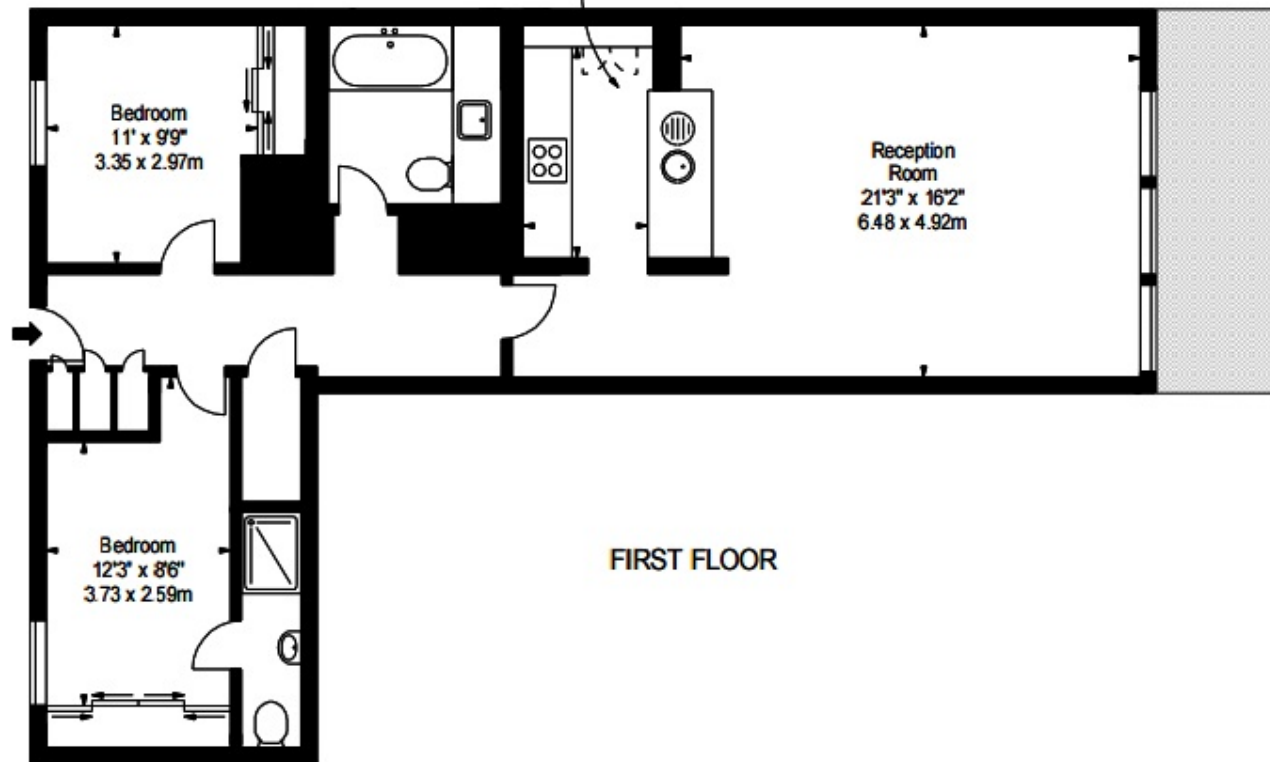
Kitchen
9'9" x 5'9"
2.97 x 1.75m

Bedroom
11' x 9'9"
3.35 x 2.97m

Reception
Room
21'3" x 16'2"
6.48 x 4.92m

Bedroom
12'3" x 8'6"
3.73 x 2.59m

FIRST FLOOR



Terms and Conditions

Available: Available 19/12/2015 For and Short Let
Price: £925 per week

EPC Information

Energy Performance Certificate

Flat 1
161, Fulham Road
LONDON
SW3 6SN

Dwelling type: Mid-floor flat
Date of assessment: 12 September 2011
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Reference number: 0975-2812-6111-9399-9191
Type of assessment: RUSAP, existing dwelling
Total floor area: 95 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	81	82	EU Directive 2002/91/EC	83	84

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	99 kWh/m ² per year	93 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£84 per year	£56 per year
Heating	£202 per year	£206 per year
Hot water	£161 per year	£160 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT