

FULHAM ROAD, London, SW3

£900 pw



Full Description

Neutrally decorated and very bright two bedroom apartment in a modern ported building in the heart of Chelsea. 685 sq ft / 63.63 sq mtrs.

The apartment has a modern kitchen with fully integrated appliances, gas hob and stone work tops. Both double bedrooms offer fitted storage and the bathroom features a raindrop shower and automatic sensor lighting. The secure portered 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 doorstep. Also, just a short walk away are all the museums and the tube of South Kensington, making it a perfect home for those new to London or those who host guests from out of town. The property is available to rent furnished or unfurnished.

Additional Information

Council Tax band: F

Features

- 2 Double Bedrooms
- Bathroom
- Cloakroom
- Reception Room
- Kitchen
- Porter
- Lift
- Dedicated Property Manager
- RBKC Council Tax band F - £2267 per annum (based on 2 people or more)

Contact Us

Plaza Estates

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Energy Performance Certificate

Flat 11
151 Latham Road
SW3 5SN

Dwelling type: Mid-floor flat
Date of certificate: 26 June 2011
Reference number: 005-000-3716-2922
Type of assessment: RPSA*, existing dwelling
Floor area: 62 m²

This home's performance is rated in terms of the energy efficiency of a home. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating

Current	Potential
27	29

England & Wales

Environmental Impact (CO₂) Rating

Current	Potential
80	83

England & Wales

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.

	Current	Potential
Energy use	140 kWh/m ² per year	110 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.3 tonnes per year
Lighting	£37 per year	£37 per year
Heating	£293 per year	£242 per year
Hot water	£22 per year	£22 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 occupant'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. The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

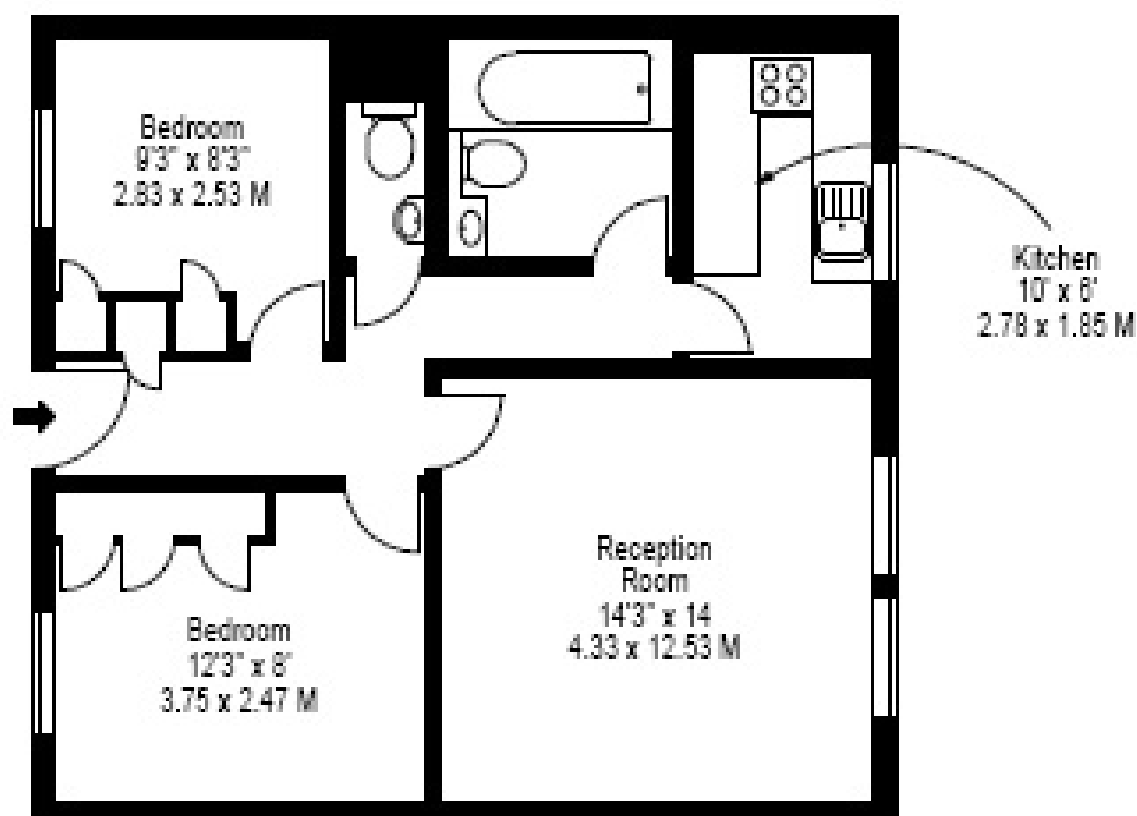


**FLAT 11,
161 FULHAM ROAD, SW3**

APPROX. GROSS INTERNAL AREA *
685 Ft² - 63.63 M²

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

* As Defined by RICS - Code of Measuring Practice



THIRD FLOOR