



Fulham Road, *Chelsea, SW10*





**Fulham Road,
Chelsea, SW10**

**Guide price
£2,600,000
Freehold**

This wonderful home is ideally located for the 'Beach' area of the Fulham Road, the boutique shops, stylish bars and fine dining restaurants of the fashionable Kings Road, as well as Earls Court and Fulham Broadway tube stations.

- Three bedrooms
- Three bathrooms
- Eat-in kitchen
- Conservatory
- Off road parking
- Naturally light
- Period charm
- EPC rating D

An impressive and elegant family house with versatile entertaining space beautifully arranged over four floors, extending to c.1963 sq ft, with a delightful rear garden and off road parking.

For more information or to arrange a viewing please contact:

Earls Court
243 Old Brompton Road
Kensington, SW5 9HP
020 7740 2020
earlscourt.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Fulham Road
Approximate Gross Internal Area = 182.5 sq m / 1963 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 1.4 sq m / 15 sq ft
Shed = 1.7 sq m / 18 sq ft
Total = 185.6 sq m / 1996 sq ft
 Illustration for Identification Purpose Only. Not to Scale.

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Energy Performance Certificate



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Dwelling type: Mid-terrace house
 Date of assessment: 22 March 2017
 Date of certificate: 24 March 2017

Reference number:
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 185 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

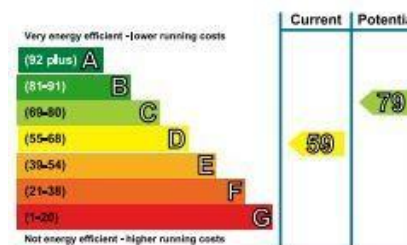
Estimated energy costs of dwelling for 3 years:	£ 4,578
Over 3 years you could save	£ 1,776

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 522 over 3 years	£ 261 over 3 years	
Heating	£ 3,645 over 3 years	£ 2,274 over 3 years	
Hot Water	£ 411 over 3 years	£ 267 over 3 years	
Totals	£ 4,578	£ 2,802	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 954	✓
2 Draught proofing	£80 - £120	£ 93	✓
3 Low energy lighting for all fixed outlets	£210	£ 222	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.