

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.

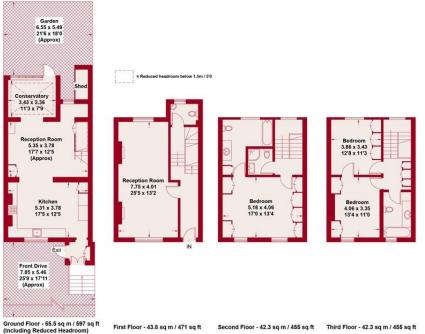
For more information or to arrange a viewing please contact:

Earls Court

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

Kinleigh Folkard & Hayward

kfh.co.uk



property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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 kfh.co.uk Shed = 1.7 sq m / 18 sq ft Total = 185.6 sq m / 1996 sq ft



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above 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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/littings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this

Energy Performance Certificate



Fulham Road, LONDON, SW10 9



Dwelling type: Mid-terrace house Reference number:

Date of assessment: 22 March 2017 Type of assessment: RdSAP, existing dwelling Date of certificate: 185 m² 24 March 2017 Total floor area:

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

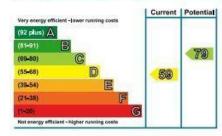
Find out how you can save energy and money by installing improvement measures

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 You could Hot Water £ 411 over 3 years £ 267 over 3 years save £ 1,776 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

The higher the rating the lower your fuel bills are likely

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

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	0
2 Draught proofing	£80 - £120	£ 93	0
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.