

Fulham Road, Chelsea, SW3 6SN

TO RENT £4,500



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
rent

Fuller Gilbert
& Company Est. 2001

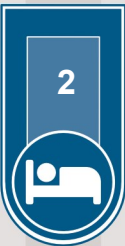
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Located at 161 Fulham Road, within walking distance of South Kensington Tube station and Sloane Square Tube station, these lovely SW3 apartments make a great Central London base and with Chelsea Green nearby, you won't have to go far to enjoy excellent cafes, delicatessens, and boutique shops.

The nearby Sloane Avenue, a major thoroughfare from South Kensington to Sloane Square boasts numerous supermarkets, perfect for picking up your daily groceries and these South Kensington apartments also enjoy the benefit of being a stone's throw from upmarket Belgravia where you can attend chamber music concerts and world-famous shopping destinations like Knightsbridge and Harrods.



THE PROPERTY

Pond Place comprising a selection of elegantly refurbished flats is located in the highly sought after Brompton Cross area of Chelsea and is ideal for young professionals, international students and families looking for apartments in South Kensington.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	65	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.