



www.ultraestates.co.uk

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ULTRA ESTATES
Sales, Lettings, Management

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FLAT 11, 161 FULHAM ROAD, LONDON, SW3

£705 pw / £3,055 pm Subject To

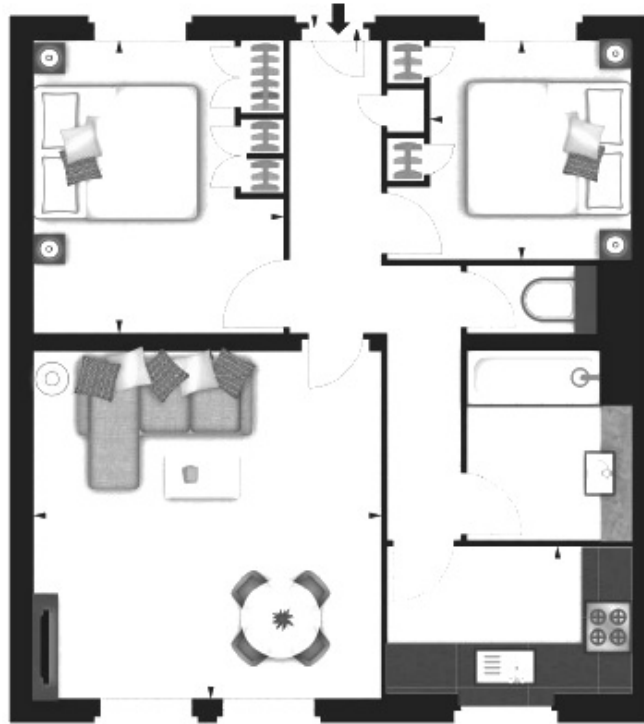


Large, two double bedroom apartment set in this quiet, modern private portered building with lift, located in the heart of South Kensington. The apartment consists of large reception room and bright modern kitchen with fully integrated appliances. Large windows running along one side of the reception room give the room a fantastic sense of openness and space. All of our tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

2 Bedrooms : Bathroom : Separate WC : Reception Room : Kitchen : Porter : Lift : EPC Rating C

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





APPROX. GROSS INTERNAL AREA *
661 Ft² - 61.41 M²

Property Details:

POND PLACE
FULHAM ROAD
LONDON SW3

SCALE
1:100 @ A4

Plans Drawn: 21.04.2015





Fees and Charges

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

EPC Rating / Impact

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----------------------------|---|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | ← 77 | ← 79 | ← 80 ← 83 |
| (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 |
| England & Wales | EU Directive 2002/91/EC |  | England & Wales |
| | | | EU Directive 2002/91/EC  |

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 will 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.