



[www.ultraestates.co.uk](http://www.ultraestates.co.uk)

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**ULTRA ESTATES**  
Sales, Lettings, Management

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**2 PELHAM COURT, 145 FULHAM ROAD, LONDON, SW3**

**£400 pw / £1,733 pm Subject To**



A superb studio apartment located in the heart of Chelsea is now available to rent. This quiet, bright and spacious ground floor studio apartment looks directly out on to the gardens of Pelham Court. The apartment has just been redecorated and furnished to a very high standard.

**Studio Room : Bathroom : Lift : Porter : Communal Gardens : EPC Rating D**

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



## Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

### Disclaimer

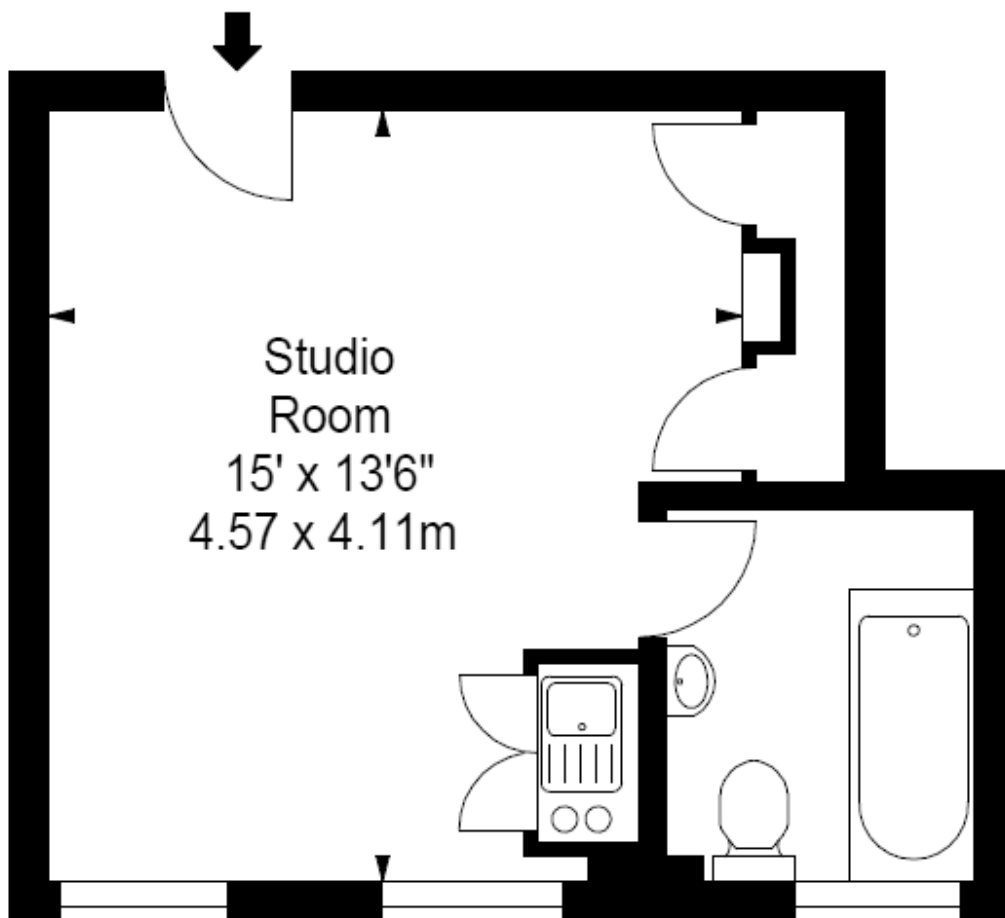
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The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

# PELHAM COURT, SW3

APPROX. GROSS INTERNAL AREA \*  
251 Ft<sup>2</sup> - 23.32 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice



LOWER GROUND FLOOR

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>63</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	