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**ULTRA ESTATES**  
Sales, Lettings, Management

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

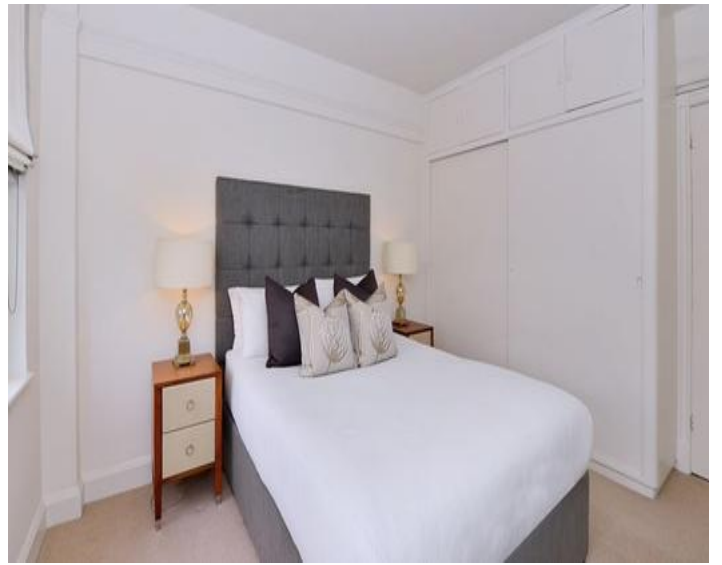
**£765 pw / £3,315 pm Subject To**



This spacious third floor, two double bedroom (709 sq ft) apartment is in the heart of Chelsea. The apartment comprises of two double bedrooms and a good-sized reception/dining room with views over the communal gardens to the rear. The flat also benefits from two bathrooms, one shower room and another well proportioned bathroom, to include a shower over bath.

**2 Bedrooms : Bathroom : Reception Room : Kitchen : Lift : Porter : Communal Gardens : EPC Rating C**

**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

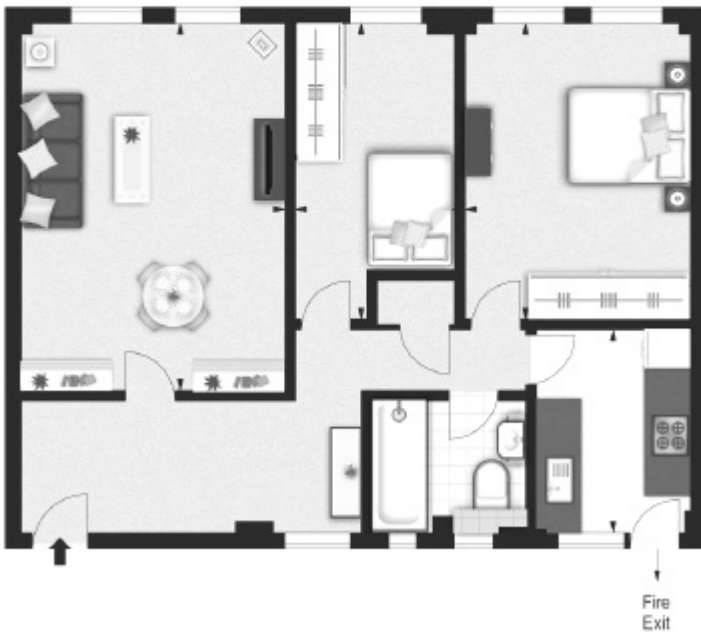
These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

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 \*  
709 Ft<sup>2</sup> - 65.87 M<sup>2</sup>

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



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC

