



**JAMES  
ANDERSON**



## TO LET

## £2,200

Farm Lane, London, SW6

A modern and well presented one bedroom apartment located in a highly sought after development in Fulham. The property is conveniently located for transport links and further benefits from private residents parking. Comprising a spacious open plan living area with open plan fitted kitchen, double bedroom and modern bathroom.

-  One Double Bedroom
-  Modern Bathroom
-  Large Open Plan Living Room
-  Modern Kitchen
-  EPC B/ Council Tax E/ Holding Deposit £507.69
-  Fulham Broadway Tube Station
-  West Brompton Tube Station
-  Fulham Palace Road
-  Private Parking
-  Minimum Term 12 Months / Deposit £2,538.46



# 1 BEDROOM

Apartment Area  
544 sq ft / 50.5 sq m

Total Terrace Area  
43 sq ft / 4.0 sq m

Floor	Apartment no.
Floor 5	
Floor 4	
Floor 3	
<b>Floor 2</b>	<b>2.75</b>
Floor 1	
Ground Floor	
Lower Ground	

## Apartment location



2.75



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>		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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