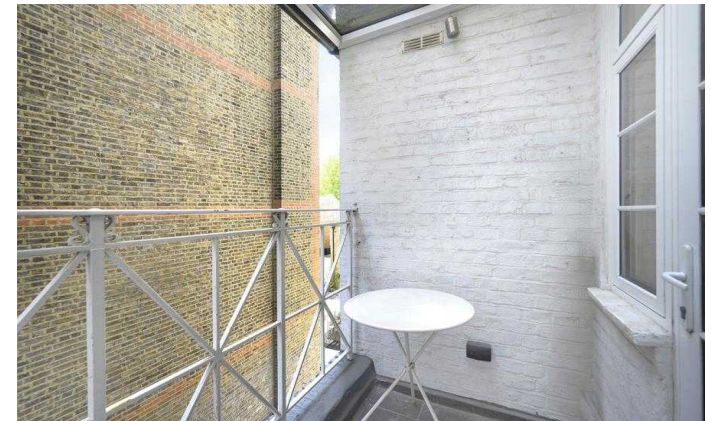
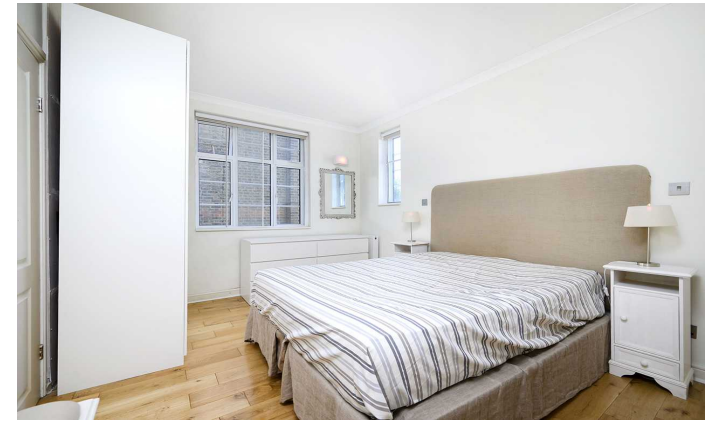






Key Features

- Stylish, beautifully presented one bed two bath flat
- Excellent entertaining space throughout
- Lovely private balcony
- Wooden flooring throughout
- Prime Location just off the Fulham Road

Tenancy Information:

Tenancy deposit: At this rent, the cap is five weeks' rent (£3,057.65) under the Tenant Fees Act 2019.

Holding deposit: Capped at one week's rent (£611.53).

Tenancy type: Assured tenancy (under the Renters' Rights Act 2025)

Description

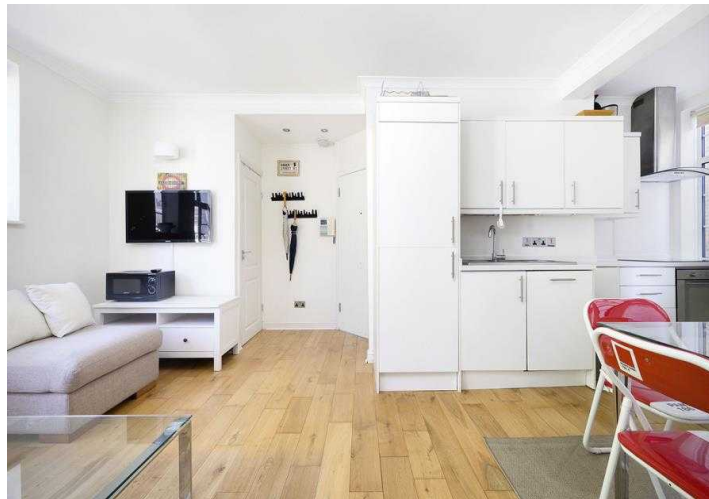
A stylish and beautifully presented one bedroom apartment located on the third floor of a charming brick building with lift access just moments from the Fulham Road. Beautifully redecorated and furnished with unique, bespoke design elements, the flat is bathed in natural light and offers excellent entertaining space. It features a large and bright reception area with modern open plan fully-fitted kitchen, spacious double bedroom with ample storage space and ensuite shower room, and separate guest WC just off the entrance. The flat also benefits from wooden flooring throughout and a lovely private balcony.

Situation

Warner House is situated in a Prime location just off the lively Fulham Road, offering fantastic shopping, cinemas, and a wide selection of bars and restaurants. Gloucester Road Station (Piccadilly, Circle, and District Lines) is only a 5-minute walk away, ensuring excellent connectivity.



Stunning, beautifully presented apartment with private balcony in a Prime location just off the Fulham Road



Terms

Price: £611.53 per week

Furnished/Unfurnished: Furnished

Local Authority/Council Tax: RBKC Band G £2,739.07

Viewing: To view please call M2 Property on 020 70438431

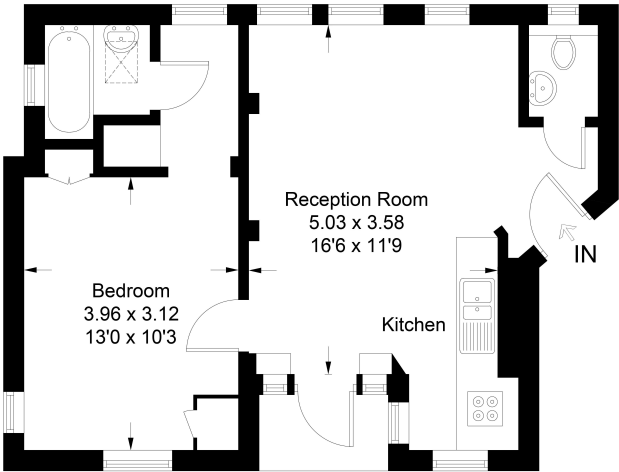
Parking: Residents Parking

Fees: Tenant Fees: Under the Tenant Fees Act 2019, M2 Property charges no administration fees. Permitted payments are: rent; a refundable tenancy deposit (5 weeks' rent if annual rent is under £50,000; 6 weeks' if £50,000+); a refundable holding deposit (1 week's rent); early termination payments at the tenant's request; tenancy variation fees (capped at £50 unless higher reasonable costs are evidenced); and default fees for late rent or lost keys/security devices. Utilities, council tax, TV licence and communications may also apply where not included in the rent.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
92-100	A		71	79
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	

EPC Rating: C

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



Third Floor

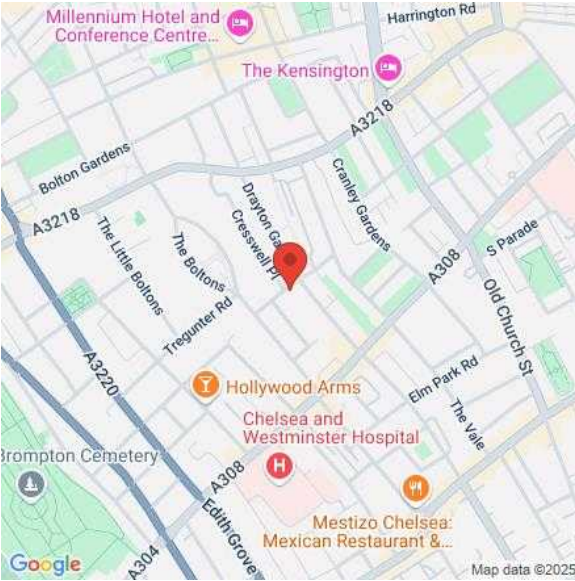


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Local, on purpose.

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