

# The Landau, SW6

£1,150,000

BRIK





# The Landau

£1,150,000 | 2 Bed | 1,228 | 114 | G | £58,750  
 LEASEHOLD | DUPLEX | SQ FT | SQ M | COUNCIL TAX | STAMP DUTY

A modern and stylish two double bedroom duplex apartment, set within a desirable development between West Brompton & Fulham Broadway.

This impressive duplex apartment offers excellent living space, extending to just over 1200 sq ft. Comprising a large open plan living space and kitchen, with integrated appliances, including a wine fridge, quartz worktop, and bi-fold doors opening onto a private terrace. There is also a separate W.C and useful utility area. On the upper floor is a principal bedroom with a large en suite bathroom and a second double bedroom with an en suite shower room. There is also spacious entrance hallway.

This apartment is finished to a high specification throughout, including underfloor heating and comfort cooling systems and fitted wardrobes. Residents can enjoy a range of exclusive facilities, including a 24-hour concierge, gym, residents' lounge, and designated underground parking.

The Landau is located on a small cluster of roads that are some of the closest located to Fulham Broadway. This makes them an extremely convenient place to live with plenty of shops, cafés, and restaurants close to hand. The closest underground station is Fulham Broadway (District Line, Zone 2). Transport links at Earls Court, Parsons Green and West Brompton are also within walking distance. You can catch regular buses from Fulham Broadway that head towards Chelsea, central London and the city. EPC rating - B

- ✓ Two double bedrooms
- ✓ Two en-suite bathrooms
- ✓ Open living space
- ✓ Private terrace
- ✓ Separate W.C & utility room
- ✓ Split level apartment
- ✓ Designated underground parking
- ✓ 24-hour concierge & gym
- ✓ Approx. 1228 sq ft (114 sq m)
- ✓ Council tax band - G



James Sims  
 DIRECTOR  
 18 YEARS EXPERIENCE  
 020 7384 6790  
 james@brik.co.uk











## FULHAM AREA GUIDE

# West Brompton

West Brompton lies between North End Road synonymous with its vibrant street market and the historic and beautifully landscaped Brompton Cemetery to the East, owned by the Crown and managed by The Royal Parks.

Transport in this area is great. West Brompton tube (District Line, Zone 2) provides a handy Overground rail link to Clapham Junction (two stops South) and Westfield shopping centre (two stops North), as well as services in to central London. Earl's Court underground (District Line & Piccadilly Lines, Zone 1) is walk-able too. Fulham Broadway, with its shops, cinema, restaurants, David Lloyd gym and tube is also only a short walk away. Fulham Broadway (District Line, Zone 2) tube is the closest transport link.

Property prices in this area will benefit from the ongoing Earls Court regeneration programme, involving the demolition of the Earls Court exhibition centre to make way for 800 new homes, as well as a new High Street, with independent shops, cultural and community facilities.

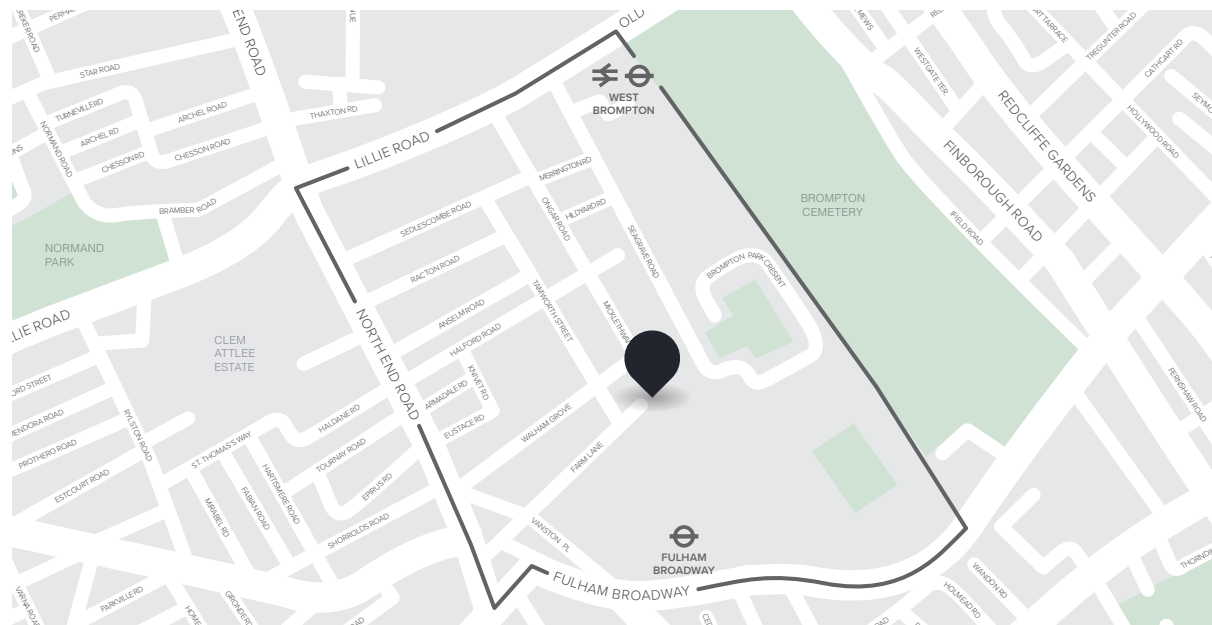
### CLOSEST:

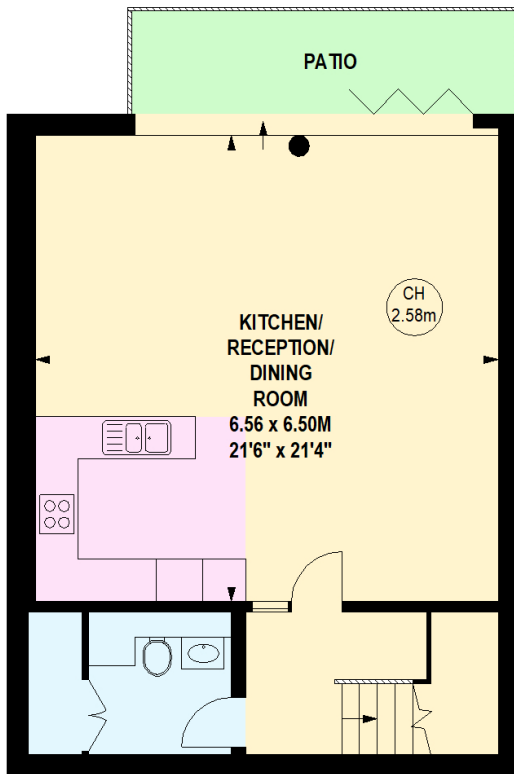
- 🚶 Fulham Broadway (7 mins)
- 🚶 Fulham Broadway (7 mins)
- 🚶 Eel Brook Common (7 mins)

### KEY:

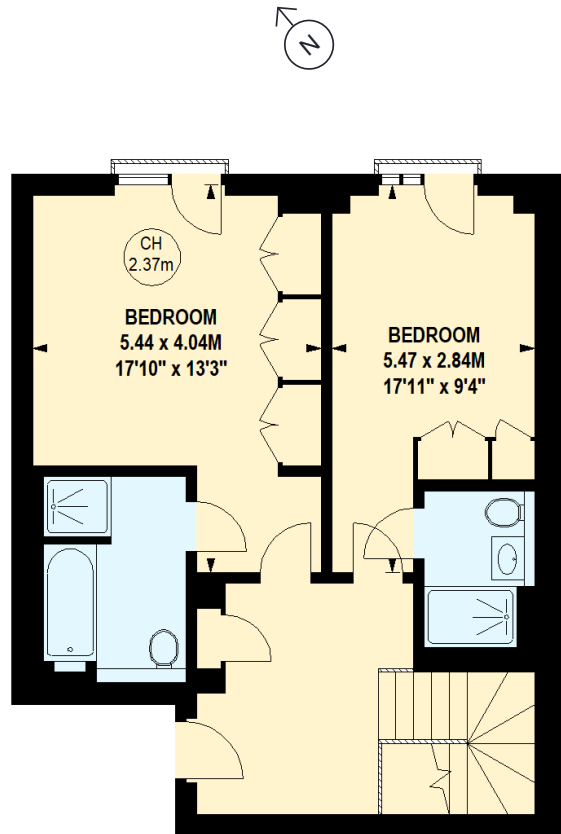
- Property location
- 'West Brompton' area of Fulham

Read all our Fulham area guides here





Lower Ground Floor



Ground Floor