

6 Wallgrave Road,
Earls Court, SW5 0RL

TO RENT £5,499 PCM

A well presented, charming three bedroom, two bathroom house arranged over 1450 Sq Ft with its own private balcony and rear garden in a highly sought after, quite residential road moments away from Earls Court Station.

- 3 Bedroom Terrace House
- Large Open Plan Reception Room
- Balcony & Private Garden
- Over 1450 Sq Ft
- 3 Bathrooms (2 en suite)
- Modern Kitchen
- Dressing Room to the Principal Bedroom
- Ideal Location close to Earls Court Station

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location

Wallgrave Road is a quiet residential road located moments away from Earls Court station (Piccadilly and District), and excellently positioned for the amenities

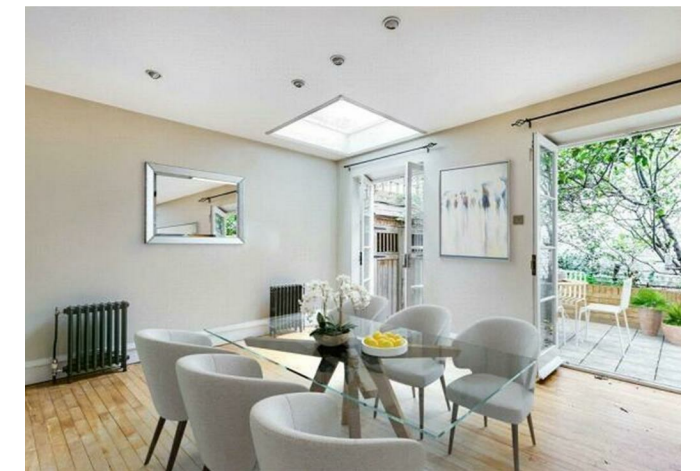


Description

This house is arranged over three floors and stylishly presented throughout comprising close to 1470 Sq Ft with ample outside space.

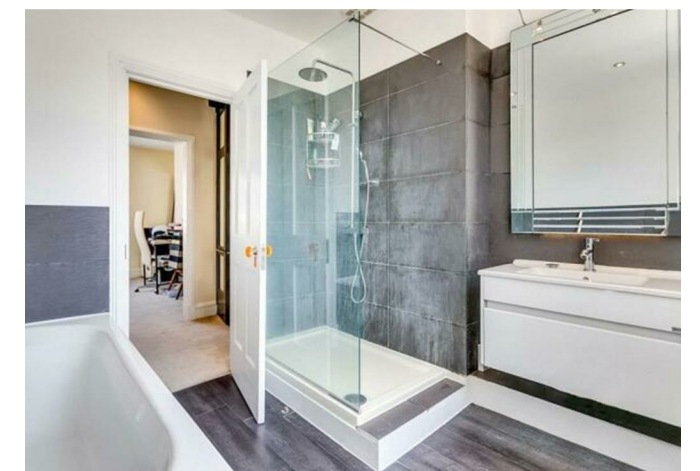
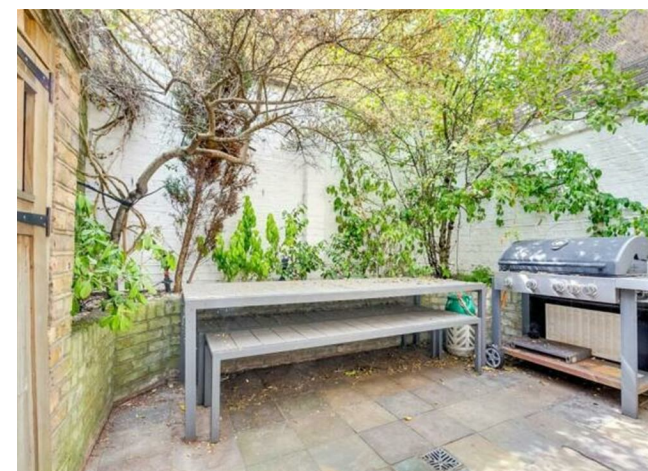
The ground floor boasts a large double reception room with a balcony to the rear. The lower ground then offers a further dining / family room, modern fitted kitchen and bedroom with ensuite.

The top floor offers a superb principal suite with dressing area and the third bedroom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.