



**2nd floor - 2 bedrooms - 665sq ft
Fulham Road, 161,
London, SW3 6SN**

TO RENT £3,727 PCM

A large, two double bedroom apartment set on the second floor in this quiet, modern private ported building, located in the heart of Chelsea.

The apartment consists of large reception room and bright modern kitchen with fully integrated appliances. It has large windows running along one side of the reception room giving the room a fantastic sense of openness and space.

The property is newly decorated and is fully furnished with brand new, quality modern furniture.

- Central Chelsea location
- 24 hour maintenance service
- Walking distance to both South Kensington & Kings Road
- Porter
- Recently refurbished

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Location

Pond Place comprising a selection of elegant refurbished flats is located in the highly sought after Brompton Cross area of Chelsea and is ideal for young professionals, international students and families looking for apartments in South Kensington.

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Located at 161 Fulham Road, within walking distance of South Kensington Tube station and Sloane Square Tube station, these lovely SW3 apartments make a great Central London base and with Chelsea Green nearby, you won't have to go far to enjoy excellent cafes, delicatessens, and boutique shops.



Description

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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.