



**2nd floor - 2 bedrooms - 721sq ft**  
**Fulham Road, Pelham Court,**  
**London, SW3 6SH**

**TO RENT £4,030 PCM**

Available from 17 June.

Located in the heart of Chelsea we are pleased to offer this spacious, second floor, two double bedroom (721 sq ft) apartment.

The flat comprises of two double bedrooms, and a good sized reception/dining room with views over the communal garden to the rear. The flat also benefits from two bathrooms, one shower room and another well proportioned bathroom, to include a shower over bath.

- Central Chelsea location
- Close to transport links
- 24 Hour Emergency Helpline & Service
- Porter
- Dedicated Property Manager
- Communal Gardens



Location



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Description

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.