



Viewings by appointment  
0207 483 2611

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161 Fulham Road, SW3 6SN

£3,900 \*fees apply



This bright third-floor apartment offers 685 sq ft of well-planned living within a modern portered building in the heart of South Kensington. Large windows enhance the spacious reception, while the separate contemporary kitchen features fully integrated appliances. Two double bedrooms provide generous storage and are served by two modern bathrooms. The building offers lift access, concierge service, CCTV and video entry. Ideally placed moments from South Kensington and Gloucester Road stations, the property combines central Chelsea convenience with excellent transport links and local amenities. Available furnished or unfurnished.

#### Key Features

- Third-floor two-bedroom, two-bathroom apartment
- 685 sq ft in a private portered building
- Bright reception with full-height windows
- Contemporary kitchen with integrated appliances
- Two double bedrooms with built-in storage
- Two modern bathrooms
- Concierge, CCTV, lift access & video entry
- Available furnished or unfurnished
- Central Chelsea location
- 4-minute walk to South Kensington Station and 11-minute walk to Gloucester Road Station

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: F  
EPC Rating: C



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	80	81		80	83

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

