



Viewings by appointment  
0207 483 2611

abbey  
properties

161 Fulham Road, SW3 6SN

£3,900 \*fees apply



This bright and well-proportioned third-floor apartment offers 685 sq ft of living space within a modern private portered building on Fulham Road, in the heart of South Kensington.

A generous reception and dining area benefits from large windows providing excellent natural light and open outlooks, while the separate contemporary kitchen features integrated appliances and ample cupboard space.

Two comfortable double bedrooms offer fitted storage and are served by two modern bathrooms, including a full family bathroom and an additional shower room.

The building provides lift access, concierge service, CCTV and video entry, offering both convenience and security. Ideally positioned moments from South Kensington and Gloucester Road stations, the property enjoys immediate access to boutique shops, restaurants and transport links across London. Available furnished or unfurnished.

#### Key Features

- Third-floor two-bedroom, two-bathroom apartment
- 685 sq ft within a modern portered building
- Bright reception with large windows
- Separate contemporary kitchen with integrated appliances
- Two double bedrooms with fitted storage
- Two modern bathrooms (bathroom & shower room)
- Concierge, CCTV, lift access & video entry
- Available furnished or unfurnished
- Prime South Kensington / Fulham Road location
- Close to South Kensington & Gloucester Road stations



abbey  
properties



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

Viewings by appointment  
**0207 483 2611**

7-8 Regency Parade  
 London, NW3 5EG



lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



\*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.