



Viewings by appointment
0207 483 2611

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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. The property comprises a generous reception and dining area with large windows providing excellent natural light, a separate contemporary kitchen with integrated appliances and ample storage, two comfortable double bedrooms with fitted storage, and two modern bathrooms including a full bathroom and additional shower room. The building benefits from 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 excellent transport links. Available furnished or unfurnished.

Key Features

- Third-floor two-bedroom, two-bathroom apartment
- Approx. 685 sq ft within a modern portered building
- Bright reception room with large windows
- Separate kitchen with integrated appliances
- Two double bedrooms with fitted storage
- Concierge, lift access, CCTV & video entry
- Close to South Kensington & Gloucester Road stations

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.

EPC rating: E
Tax band: F



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(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		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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.