



Viewings by appointment  
0207 483 2611

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161 Fulham Road, SW3 6SN

£4,333 \*fees apply



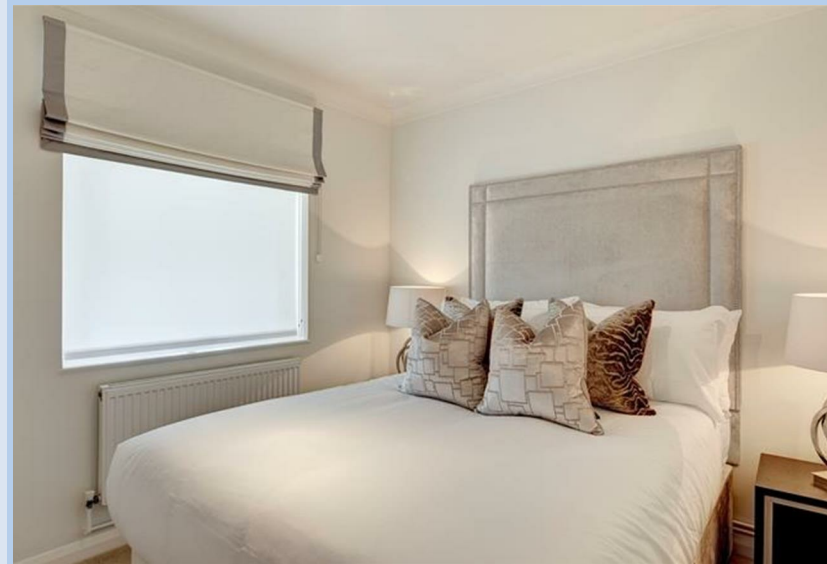
This refurbished first-floor apartment offers 675 sq ft of well-designed living in a prime Chelsea location. The bright reception room features large windows and modern furnishings, while the separate contemporary kitchen provides full integrated appliances. Both double bedrooms offer fitted storage, complemented by a stylish bathroom and additional guest cloakroom. Set within a portered building with lift access and video entry, the property is moments from South Kensington and Gloucester Road stations, with excellent local shops and cafés nearby.

#### Key Features

- Refurbished first-floor two-bed apartment
- 675 sq ft of modern living space
- Bright reception with large windows
- Contemporary kitchen with integrated appliances
- Two double bedrooms with storage
- Modern bathroom + guest cloakroom
- Porter service, lift access & video entry
- Prime Chelsea location near South Kensington & Gloucester Road

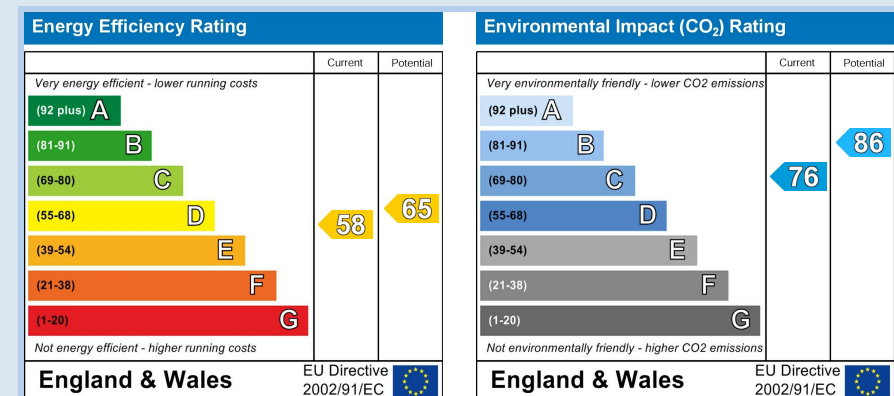
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number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

Tax Band: F  
EPC Rating: D



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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.