



Fulham Road,  
Chelsea, SW3

**M**askells

A high quality turnkey studio apartment, newly renovated throughout and inclusive of council tax, utility bills AND full fibre broadband - a significant saving for the incoming tenant amounting to several hundred pounds a month - situated on the first floor of a period building which has itself been newly converted and is under professional stewardship.

The flat includes a kitchenette (with fridge/freezer, microwave/oven etc.), dedicated workspace and contemporary shower room, as well as good storage space, high ceilings and lots of natural light.

Ideally located 0.4 miles to South Kensington underground station.

PLEASE NOTE THAT SOME OF THESE IMAGES INCLUDE CGI SOFT FURNISHINGS



## Accommodation and Amenities

- COUNCIL TAX and UTILITIES INCLUDED
- FULL FIBRE BROADBAND INTERNET ALSO INCLUDED IN THE RENT
- Fully Furnished
- Private Kitchenette
- Additional Shared Facilities – Access to a utility room and large shared patio







## Communal Area

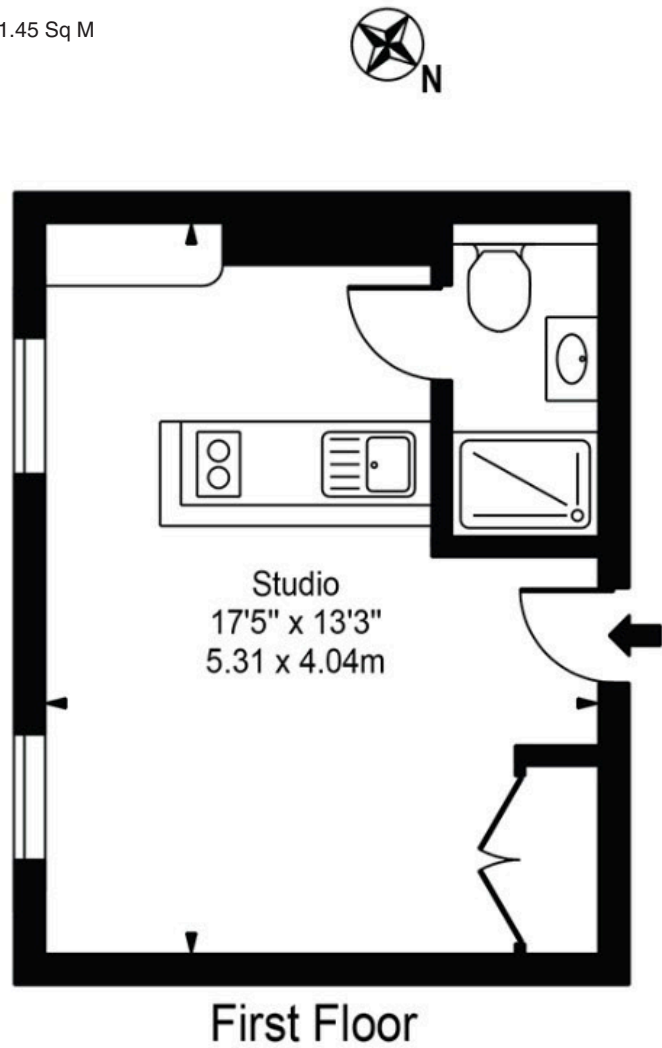
---





APPROXIMATE FLOOR AREA

Gross Internal Area (Studio Only) 231 Sq Ft / 21.45 Sq M



TERMS

Asking Price: £2,028 per calendar month

Local Authority: Royal Borough of Kensington and Chelsea

FURNISHED

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges. Maskells are members of Propertymark the leading membership body for property agents. We are part of the Propertymark Client Money Protection scheme and a member of The Property Ombudsman Scheme (approved by the Office of Fair Trading) and subscribe to its Codes of Practice for Letting Agents.



71 Walton Street, London SW3 2HT  
Tel: 0207 581 2216  
sales@maskells.com  
lettings@maskells.com  
maskells.com