

## **RUSSELL SIMPSON**

Two bedroom flat to rent with access  
to a private garden square

FULHAM ROAD  
CHELSEA SW3

Fulham Road

Let

BEDROOMS 2-2	INTERNAL 750 <sub>SQ FT</sub>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1-1	69 <sub>SQM</sub>	EPC C	COUNCIL TAX RBKC, G

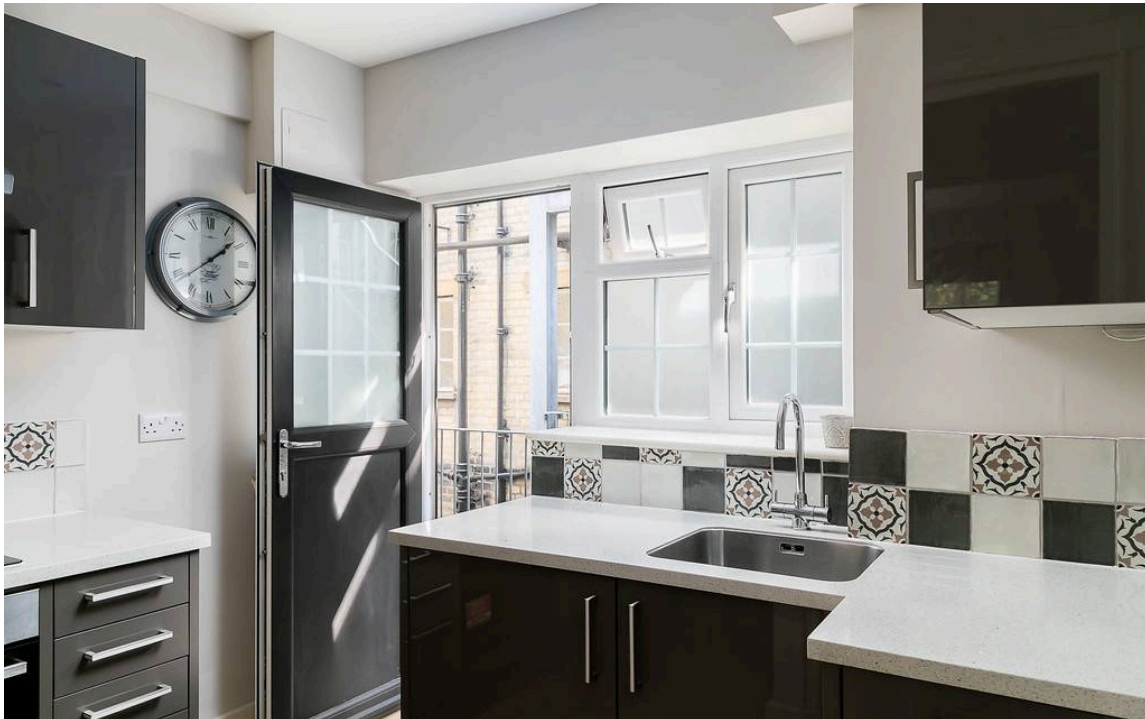


## The Property

Modern flat in a mansion block moments away from South Kensington underground station

Entering the flat on the fourth floor, the door opens directly into a spacious reception room allowing for separate dining and seating areas. Beyond is a principal bedroom with built-in storage, and beyond that a second bedroom.

On the other side of the flat there is a modern kitchen with a fire escape, as well as a bathroom.





## The Bedrooms





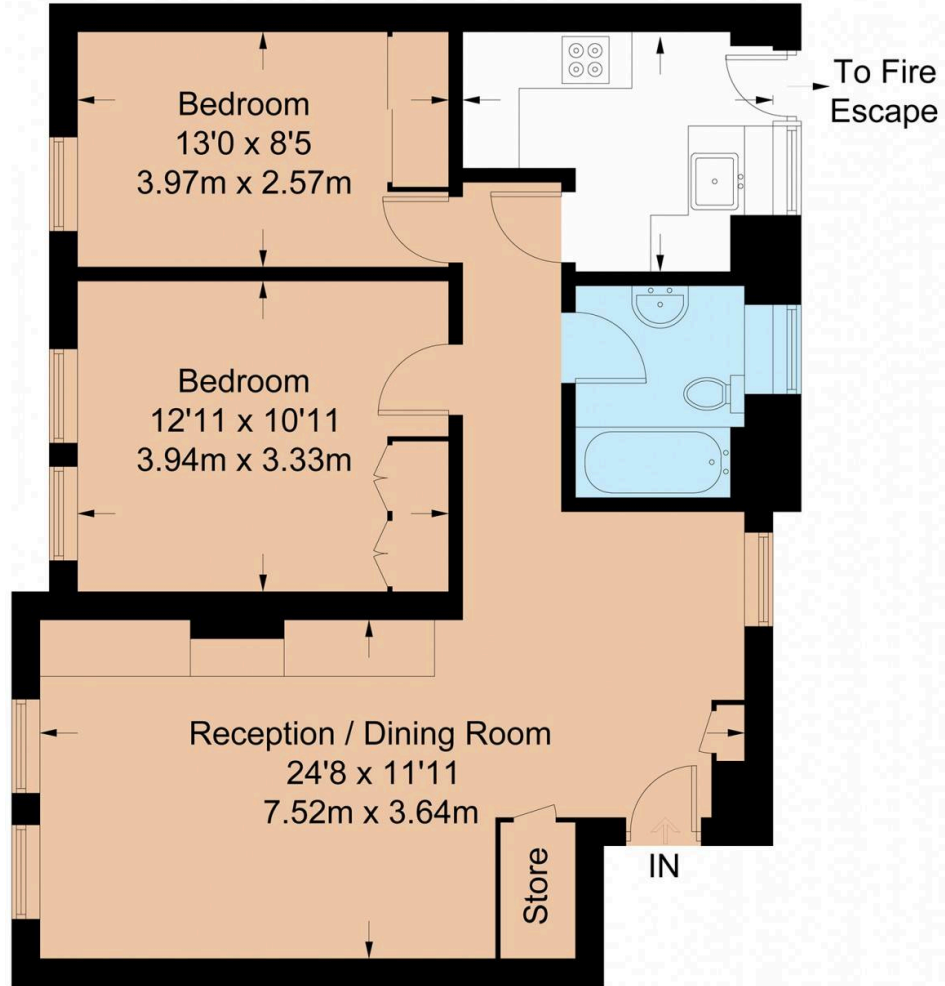
## The Neighbourhood

Pelham Court is a grand, Edwardian-style mansion block with a lift and porter. There is a communal garden to the rear that residents have access to.

Pelham Court is exceptionally well-located, a short walk away from South Kensington underground station. In addition, the celebrated shops and restaurants of the Fulham Road and the King's Road are all within easy reach.

# Fulham Road

Approximate Gross Internal Area = 750 sq ft / 69.7 sq m



## Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**RUSSELL  
SIMPSON**

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