

PELHAM COURT | SW3



Winkworth

62 PELHAM COURT

145 Fulham Road, London SW3 6SH

A two-bedroom lateral flat which provides generous accommodation and entered via a smart communal entrance; the apartment is in average condition and features a central entrance hall and spacious reception room facing over the gardens of Pelham Crescent. The flat represents a great opportunity for an incoming Purchaser to put their own stamp on the property, subject to the usual consents. Pelham Court has a resident Caretaker and is moments from the amenities and facilities of Brompton Cross, South Kensington, Knightsbridge and the Kings Road.

ASKING PRICE: £1,100,000 Subject to Contract

TENURE: Leasehold; 98 years remaining

LOCAL AUTHORITY: Kensington & Chelsea

SERVICE CHARGE: Aprox. £5,500 per annum (TBC)





Location:

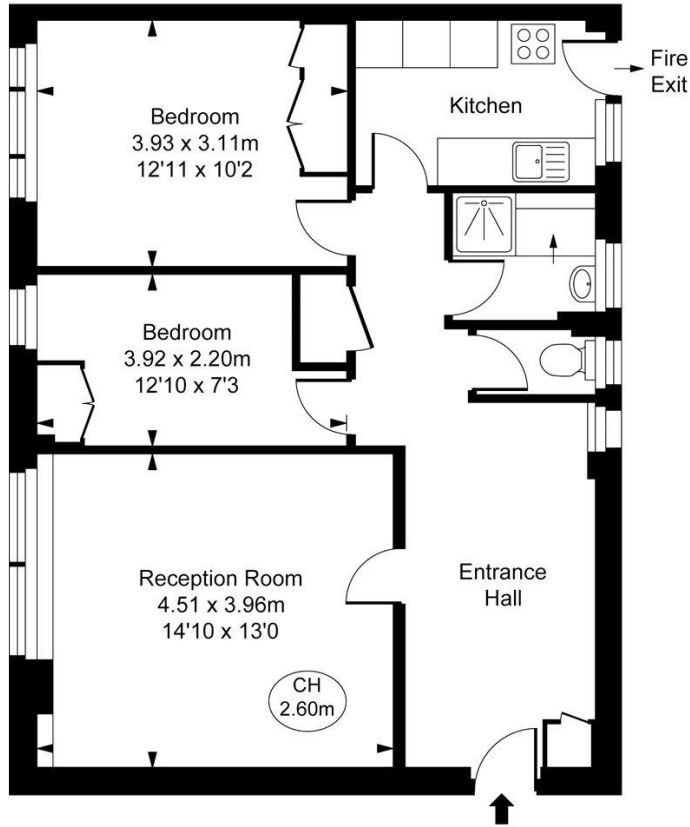
Pelham Court is located on the Fulham Road opposite the gardens of Pelham Crescent and a short walk from Brompton Cross and Sydney Place. It is within easy reach of the numerous boutique shops, cafes and restaurants in the area as well as the tube links at South Kensington (Piccadilly/Circle/District) and Sloane Square (Circle/District).

2 Bedrooms | Kitchen | Living Room | 24 Hour Portage | Passenger Lift | Garden View



Pelham Court ,SW3
Approximate Gross Internal Area
66.97 sq m / 721 sq ft

(CH = Ceiling Heights)



Fourth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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