



PHILPOT SQUARE, LONDON, SW6
£2,600 per month*

Carter Jonas

FLAT 31, PHILPOT SQUARE, LONDON, SW6 3HX

- Own entrance
- South facing garden
- Two double bedrooms
- Excellent storage
- Fully fitted kitchen
- Furnished or unfurnished - landlord is flexible

LOCATION

Philpot Square is located 0.8 miles from Parsons Green Underground station (District Line), 0.9 miles from Chelsea Harbour Pier (Uber Boat), and 0.8 miles from Imperial Wharf Overground station. Wandsworth Town offers direct links to Waterloo, and local buses from New King's Road provide easy access to Central London.

A Sainsbury's superstore is conveniently located at Fulham Wharf, and the property is within close proximity to a range of pubs, restaurants, and cafés.

THE PROPERTY

The property comprises a spacious, fully fitted kitchen upon entry, a utility room, and a reception room that opens onto a south-facing garden.

Upstairs, there are two equally sized bedrooms with excellent storage and a modern bathroom. The property also benefits from double-glazed windows.

A beautiful two bedroom, one bathroom split level apartment with own entrance in a residential part of Fulham. EPC rating C



Holding deposit: 1 week's rent

Security deposit: 5 weeks' rent

Minimum term: 12 months

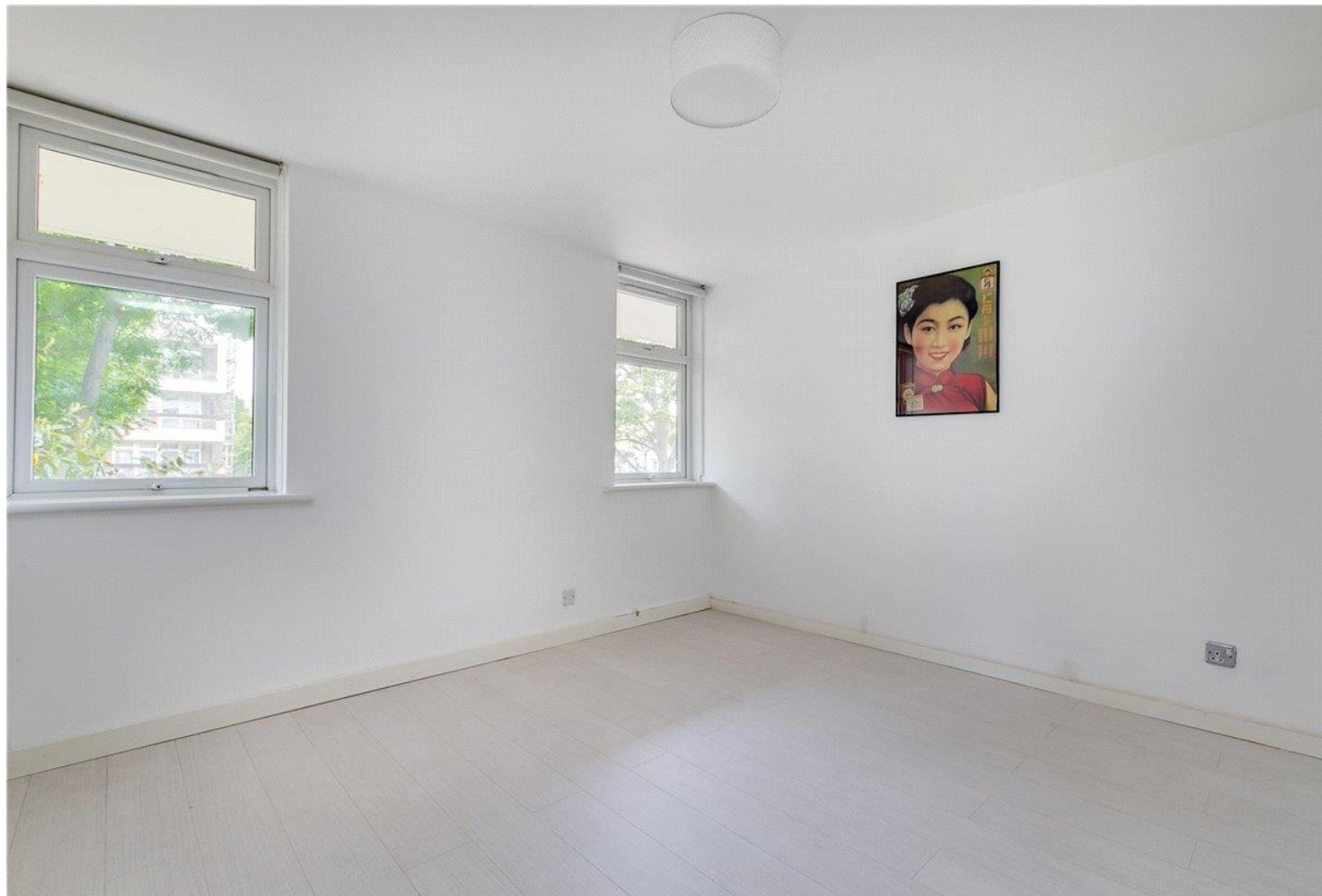
Pets considered

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

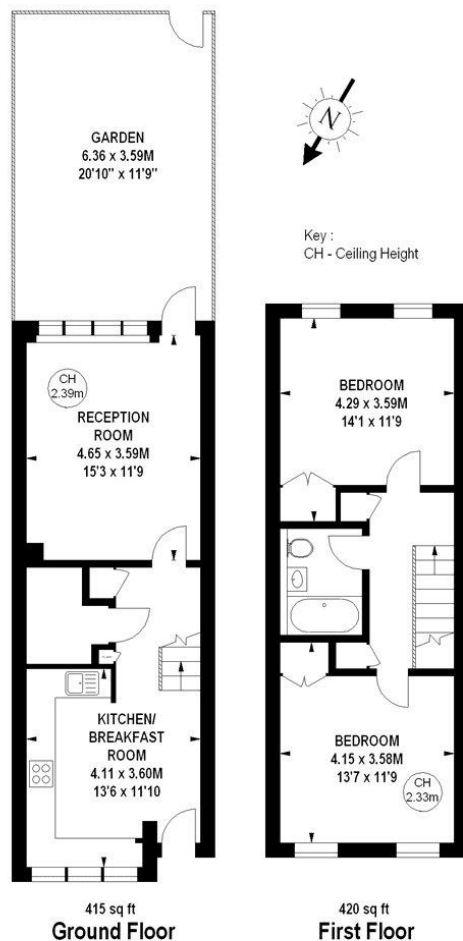
Local Authority	- Council Tax Band D
-----------------	----------------------



Philpot Square, SW6

Approximate gross internal area

77.57 sq m / 835 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of FeaturePRO.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T: 020 7751 8898

361 Fulham Palace Road, London, SW6 6TA

E: fulhamlettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.