



**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

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## ADDITIONAL INFORMATION

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

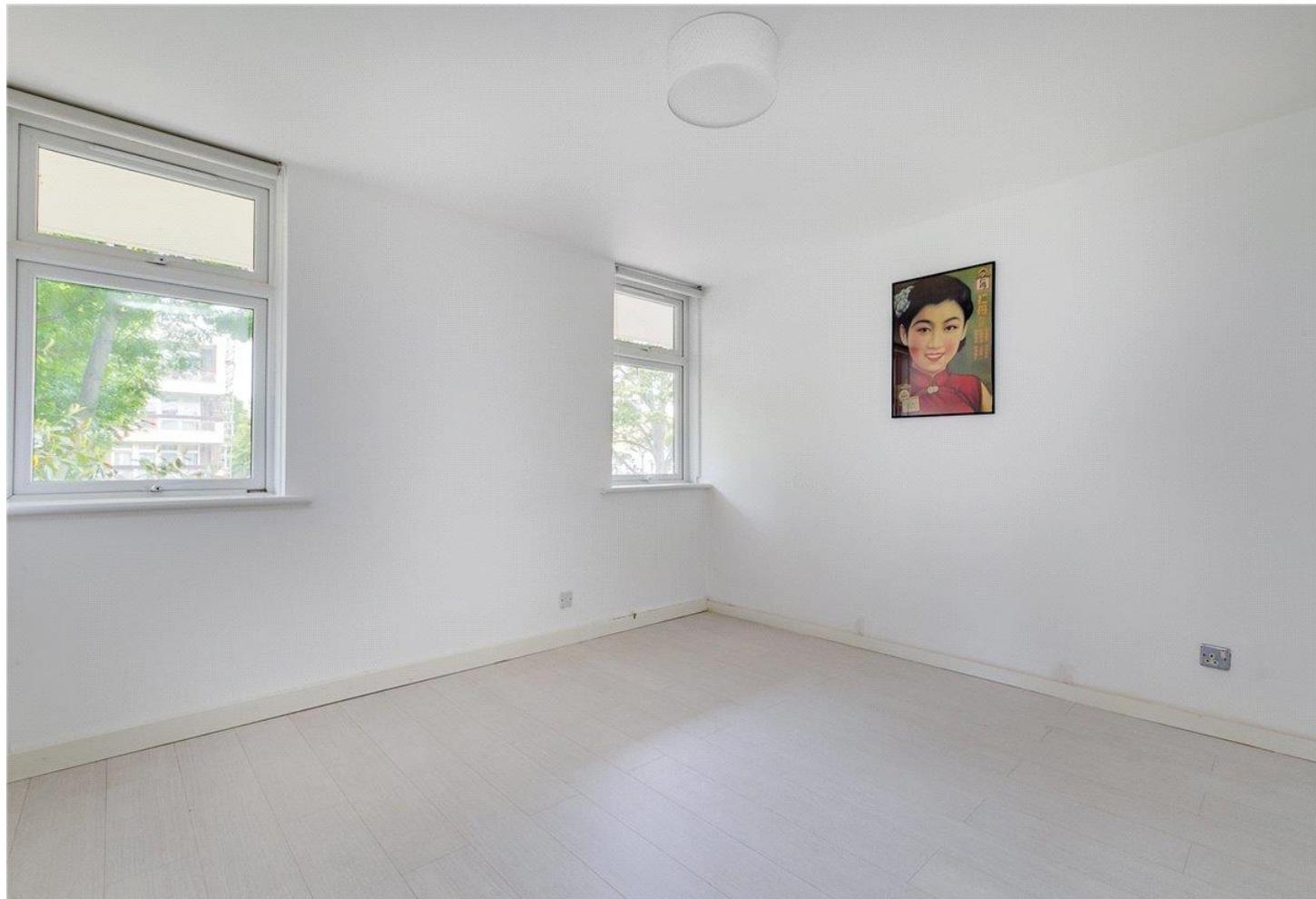
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Viewing Strictly by appointment

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Local Authority - Council Tax Band D

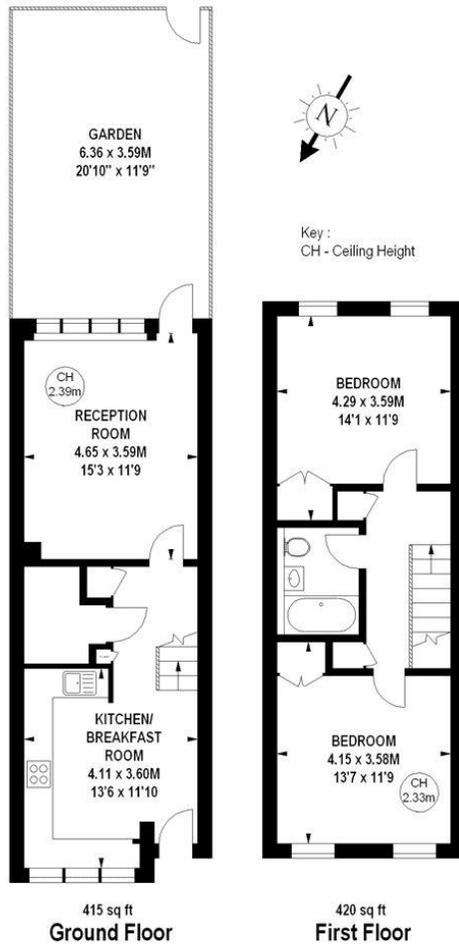
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# Philpot Square, SW6

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

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Classification L2 - Business Data

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