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ULTRA ESTATES
Sales, Lettings, Management

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38 PELHAM COURT, 145 FULHAM ROAD, LONDON, SW3

£780 pw / £3,380 pm Subject To



Spacious, second floor, two double bedroom apartment, located in the heart of Chelsea. The flat comprises of two double bedrooms and a good sized reception/dining room with views over the communal gardens to the rear. The flat also benefits from two bathrooms, one shower room, and another well-proportioned bathroom.

2 Bedrooms : Bathroom : Shower Room : Reception Room : Kitchen : Communal Gardens : Video Entry : Porter : EPC Rating D

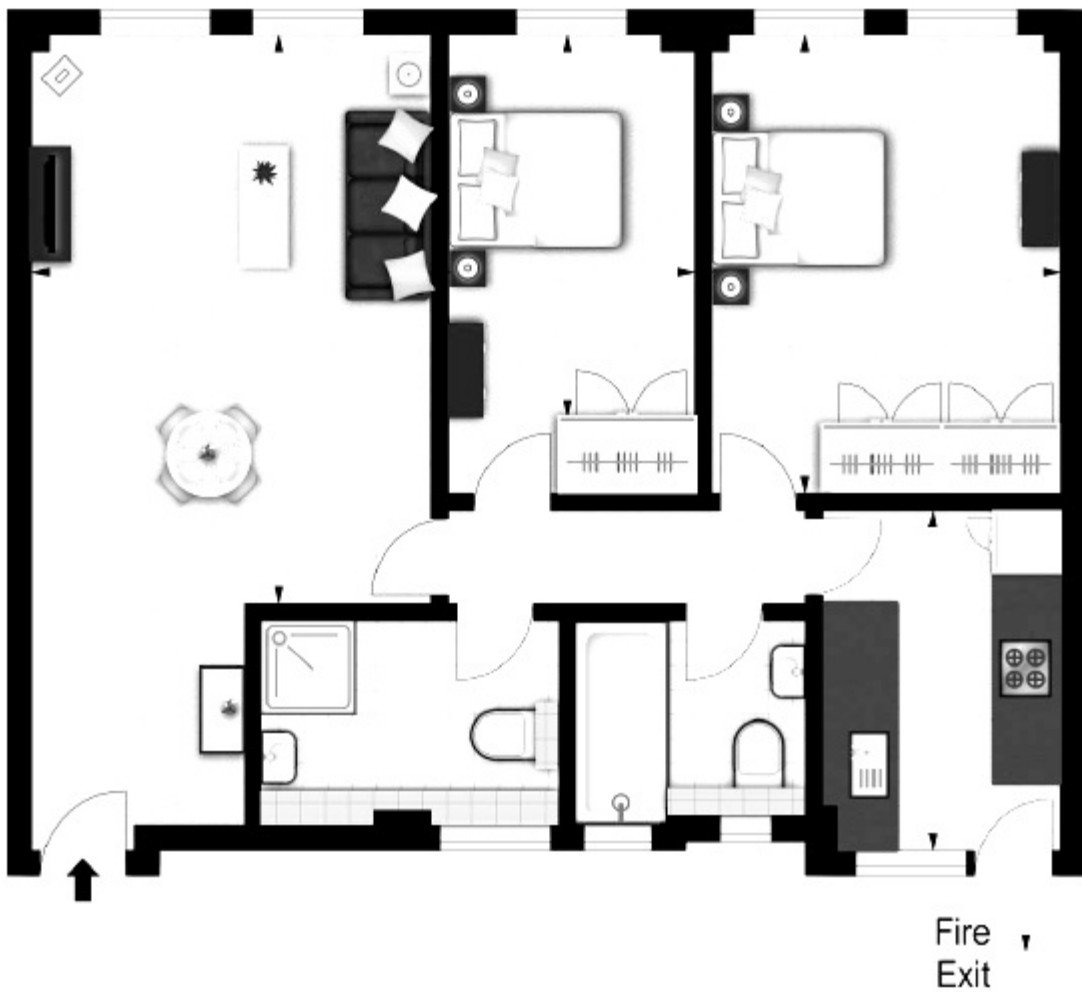
For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB



PELHAM COURT, SW3

APPROX. GROSS INTERNAL AREA *
710 Ft² - 65.96 M²

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE
* As Defined by RICS - Code of Measuring Practice





Fees and Charges

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

EPC Rating / Impact

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	69	(55-68) D	66	67
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.