



Landau Apartments, Fulham,
London **SW6**

Landau Apartments, Fulham SW6

A modern two bedroom apartment set on the first floor of the impressive Landau Apartments, close to Fulham Broadway, SW6.

The apartment comprises a stylish open-plan kitchen/ reception room with modern appliances and access to the balcony. The principal bedroom has a superb dressing area and spacious en suite bathroom; the second bedroom benefits from having fitted wardrobes.

The apartment comes with two parking spaces in the secure underground parking, a 24-hour concierge and access to a resident's gym and lounge.



Guide price: £900,000

Tenure: Leasehold: approximately 990 years remaining

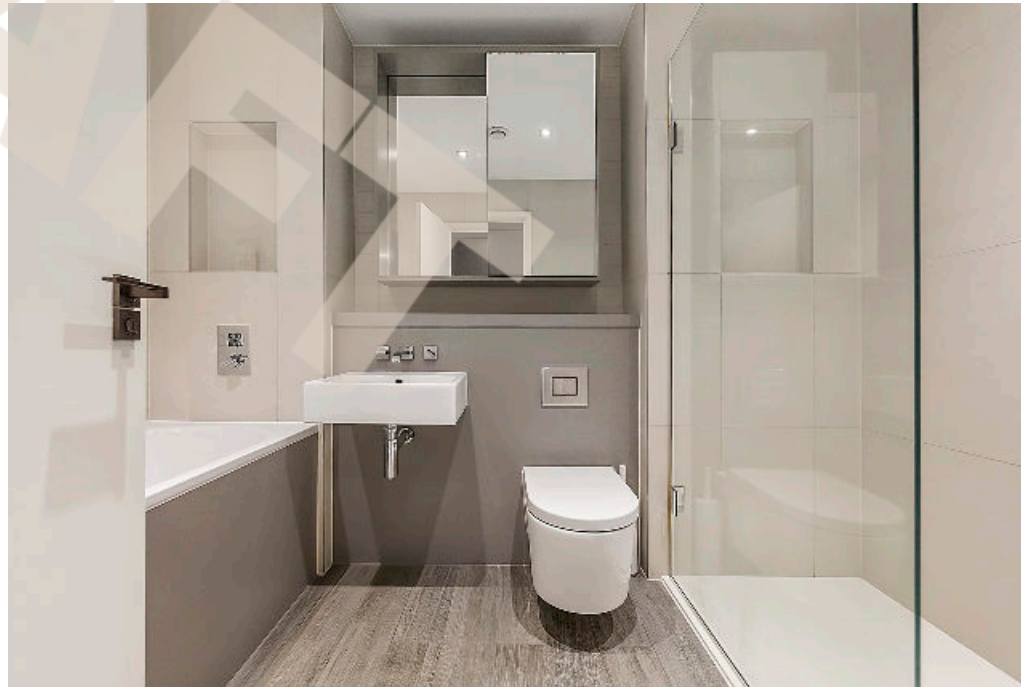
Service charge: £4,596 per annum, reviewed annually

Ground rent: £700.00 per annum, reviewed annually

Local authority: London Borough of Hammersmith and Fulham

Council tax band: F







Location

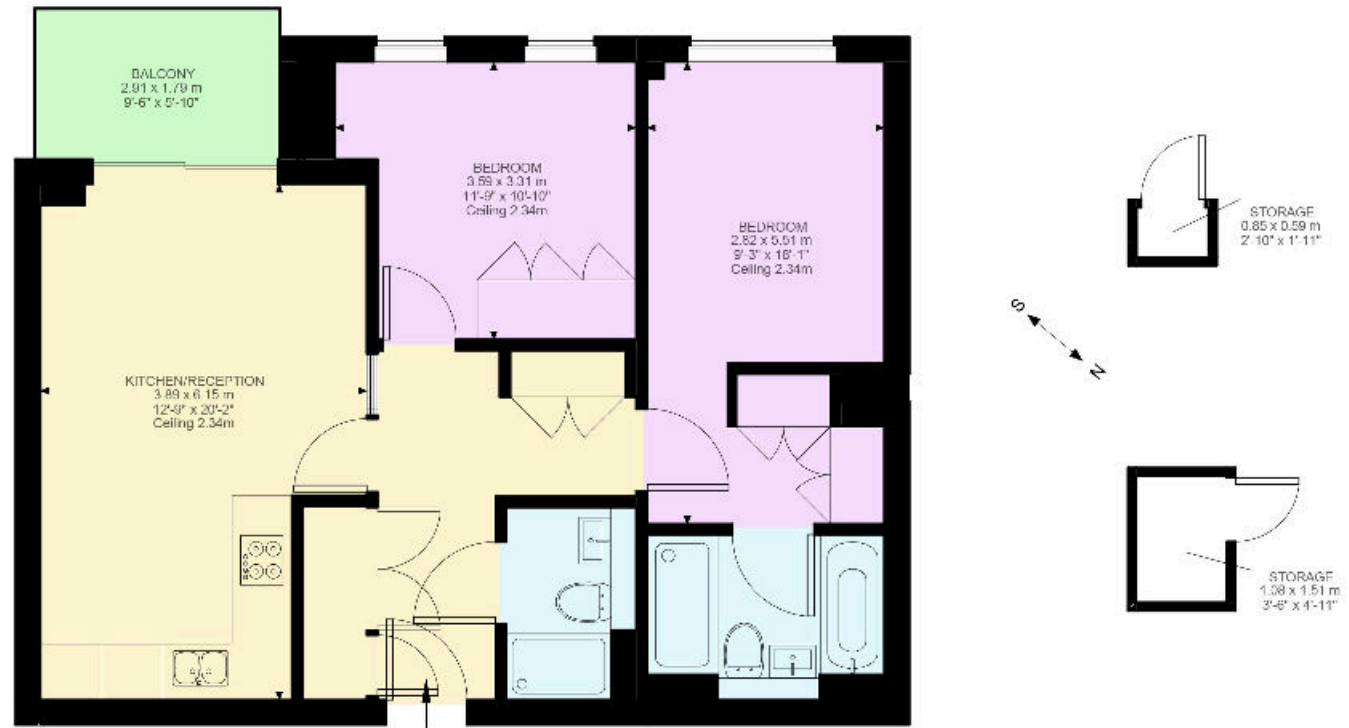
The Landau Apartments is situated close to Fulham Broadway. As such it is well-located for a splendid array of local amenities with trendy restaurants such as the Michelin starred Harwood Arms, bars, cinema complex, shops and boutiques and a choice of top grade supermarkets. Fulham Broadway is the closest Underground Station (District Line) and there is a choice of bus routes leading to and from the West End. West Brompton Station with its link to the Overground is also within walking distance.



Approximate Gross Internal Floor Area 73.45 Sq m / 791 Sq ft

Storage 2.13 Sq m / 23 Sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor
768 ft²

Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sam Thornton

020 7751 2403

samuel.thornton@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated October 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.