



Landau Apartments,  
London **SW6**

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# Landau Apartments, London **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.

\*Please note, we have been unable to confirm the review period and date for the ground rent and service charge. You should ensure you or your advisors make their own enquiries.



**Guide price:** £900,000

**Tenure:** Leasehold: approximately 990 years remaining

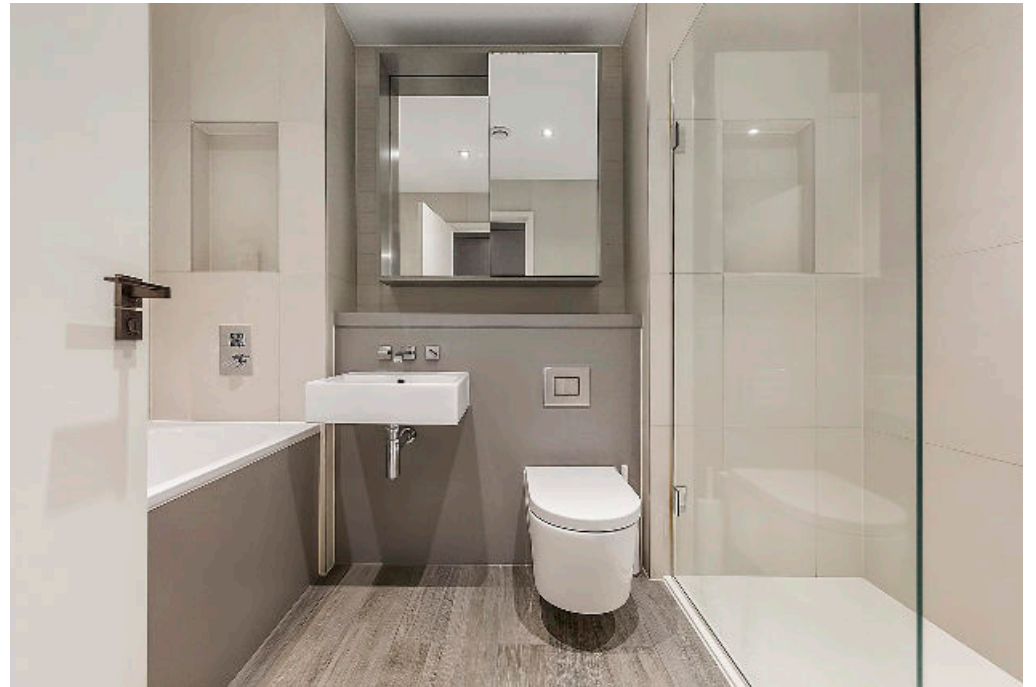
**Service charge:** £4,596 per annum•

**Ground rent:** £700.00 per annum•

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** F

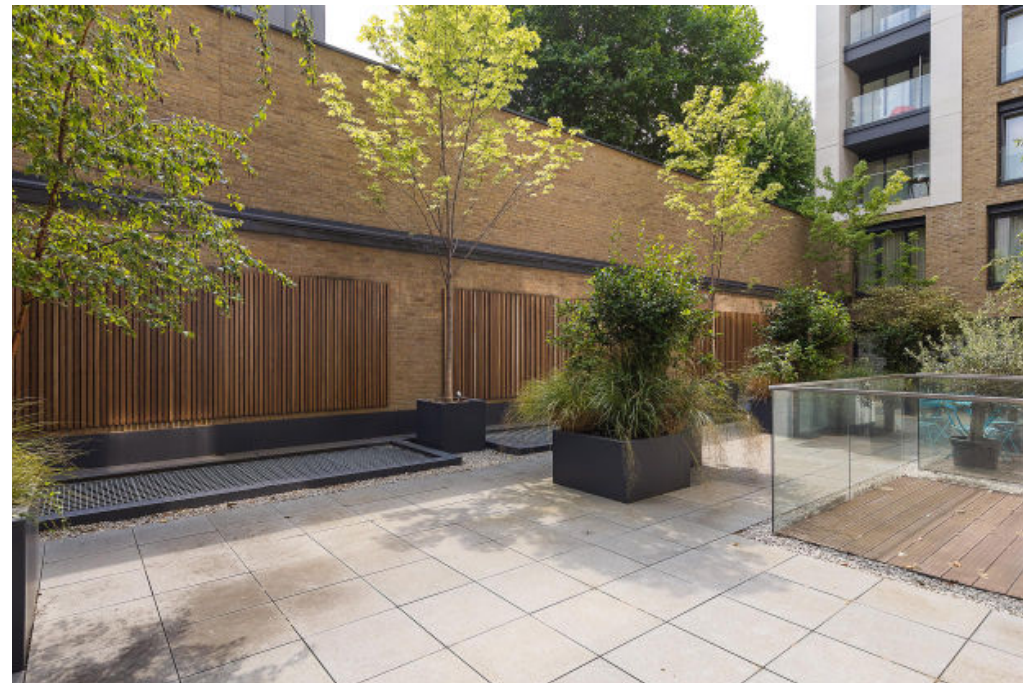


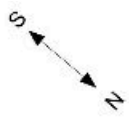




## Location

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.



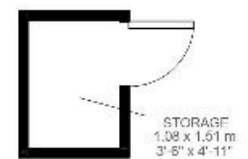
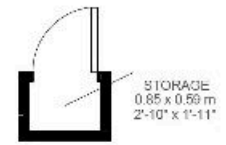
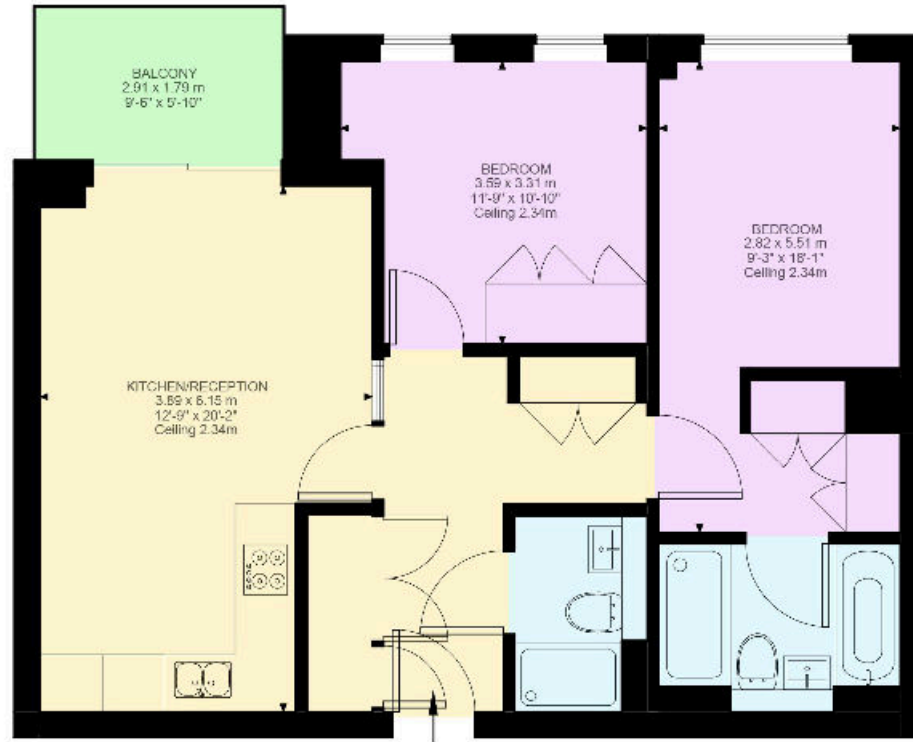


# Landau Apartments, SW6

Approximate Gross Internal Area  
71.32 Sq m / 768 Sq ft (excluding storage)

**Total Inclusive Area**  
**73.45 Sq m / 791 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.



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**First Floor**  
768 ft<sup>2</sup>



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.  
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