

# Landau Apartments, Fulham SW6

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An impressive 'turn-key' finish penthouse situated in this popular development on the South Kensington/Fulham border. Offering three terraces with outstanding views, two underground parking spaces and a 24-hour concierge.

The accommodation consists of an entrance hall, a fabulous open-plan kitchen/reception room that is flooded with natural light from the floor-to-ceiling windows and bi-fold doors that lead onto two terraces with 360-degree views of London. In addition, there is an adjoining utility room.



**Asking price:** £1,900,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** £9,028.56 per annum, reviewed every year, next review due 2025

**Ground rent:** £800 per annum, reviewed every year, next review due 2025

**Local authority:** Hammersmith and Fulham

**Council tax band:** H

**Services:** Car parking - £374.22 per annum, reviewed every year, next review due 2025





There are three double bedrooms, two of which include en suites and the third is served by the shower room. The principal bedroom has the added benefit of a dressing room.

The property includes two underground parking spaces, 24-hour concierge and access to a resident's gym and lounge.





## Location

The Landau Apartments is situated close to Fulham Broadway. 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 nearby.



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**Approximate Gross Internal Area**  
**154 sq m / 1658 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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