



Rose Square, Fulham Road **SW3**

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# Rose Square, Fulham Road SW3

An attractive two bedroom apartment in the iconic gated development, Rose Square.

The apartment comprises a spacious entrance hallway, two double bedrooms, two bathrooms (one en-suite) and a separate kitchen and reception room. The property benefits further from a long lease and an underground parking space. It measures approximately 1056 sq ft. The building provides excellent front of house services including 24 hour porters and security, visitor parking, extensive and landscaped gardens. Further amenities include a large swimming pool, gym and meeting rooms.

Please note that we have been unable to confirm the ground rent, or date of the next review. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £2,250,000

**Tenure:** Share of freehold plus leasehold, approximately 972 years remaining

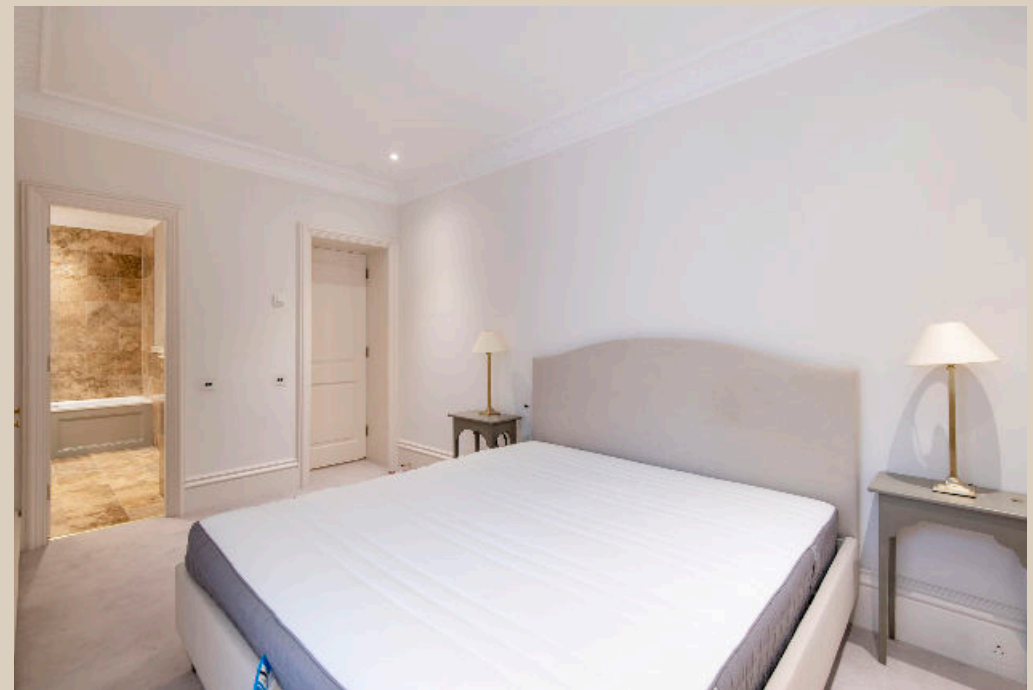
**Service charge:** £15,188.02 per annum, reviewed every year, next review due 2024

**Ground rent:** Please note that we have been unable to confirm if applicable

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H



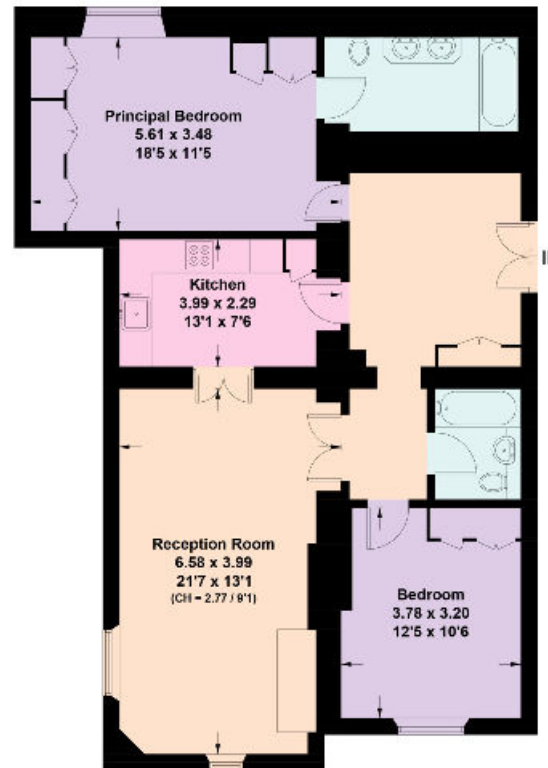






## Approximate Gross Internal Floor Area 98.1 sq m / 1056 sq ft

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.



Ground Floor

Knight Frank

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I would be delighted to tell you more

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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 August 2023. Photographs and videos dated August 2023.

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