



Pelham Court, Fulham Road, London **SW3**



A beautiful and bright well-proportioned flat in **SW3**

Quietly situated away from the main road with great natural light, this two bed apartment is south facing, overlooking the pretty communal gardens.

Pelham Court is a highly sort after building, well run by and amazing porter and has an impressive and secure entrance. Situated in a prime position located opposite Pelham Crescent with all the restaurants, shops and transport links of South Kensington and Chelsea, being a short walk from the King's Road and Harrods.



Guide price: £1,200,000

Tenure: Leasehold: approximately 95 years remaining

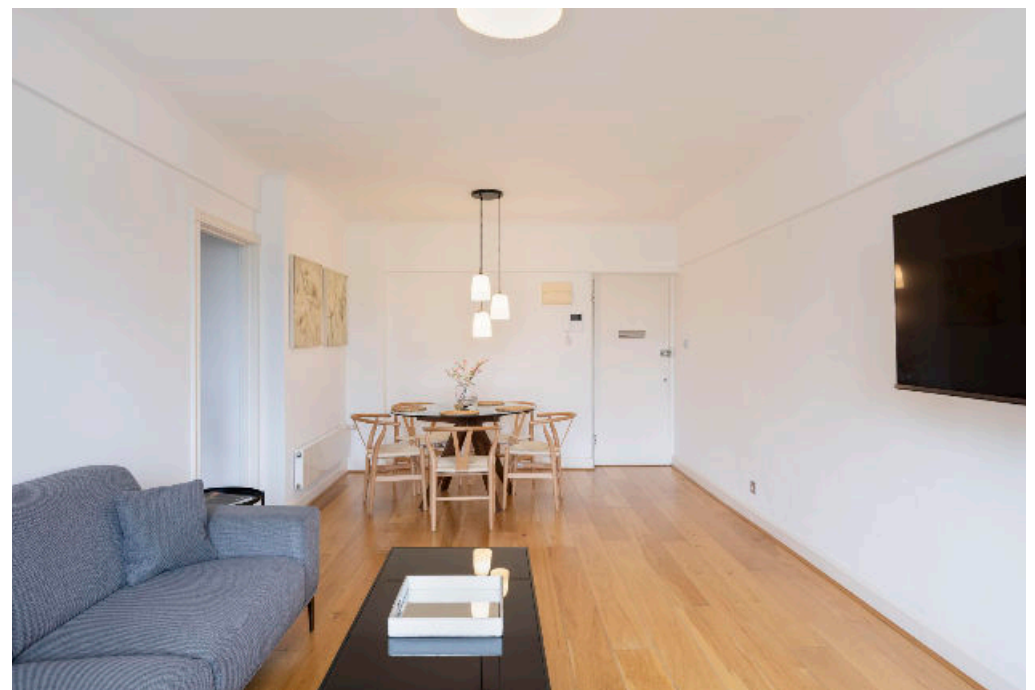
Service charge: £5,244.86 per annum, reviewed every year, next review due 2025

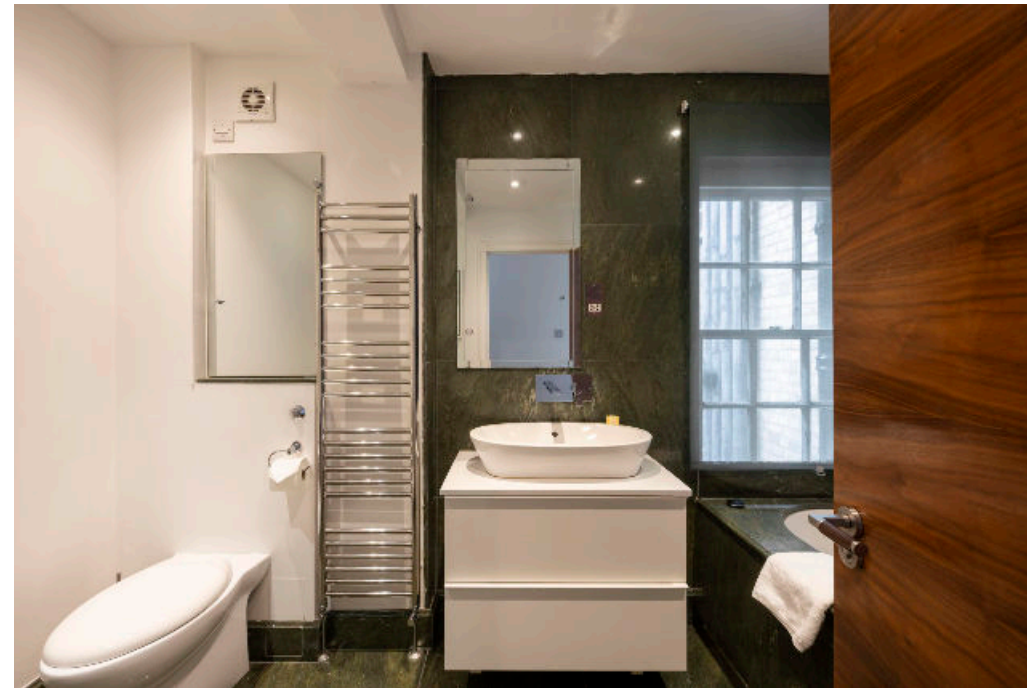
Ground rent: £300 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





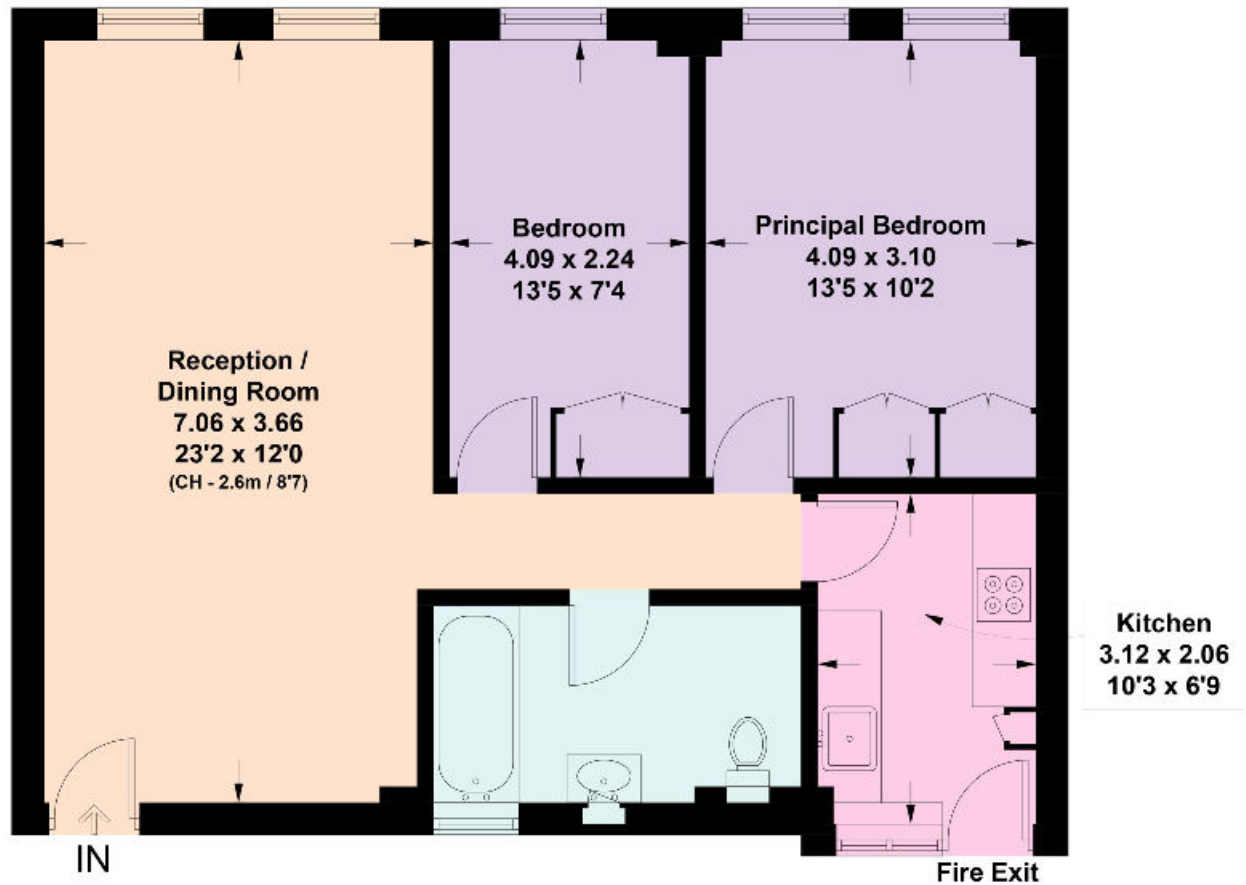




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**Approximate Gross Internal Floor Area
68 sq m / 732 sq ft**

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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We 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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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