



## Fulham Road, SW3

£1,300,000 Leasehold

885 sq ft (82 m<sup>2</sup>) • Thurloe Court is a purpose built mansion block opposite Pelham Crescent with a lift and resident caretaker • situated in a sought after location just 0.3 miles from South Kensington tube station and 0.7 miles from Sloane Square and enjoying the numerous amenities of the Fulham Road.





Nestled on the fourth floor of the distinguished Thurloe Court, an attractive mansion block in the heart of Chelsea, this spacious property offers an is located just moments away from South Kensington Station. The well-appointed accommodation includes a generous reception room, thoughtfully designed to accommodate both living and dining spaces, two elegantly proportioned bedrooms, a bathroom, a convenient shower room, and a spacious separate kitchen.

Enhancing its appeal, the property boasts scenic views from the reception room. Additional amenities such as a lift for easy access and the presence of a dedicated porter contribute to the overall comfort and convenience of this residence.

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Approximate gross floor area:  
885 sq ft (82 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

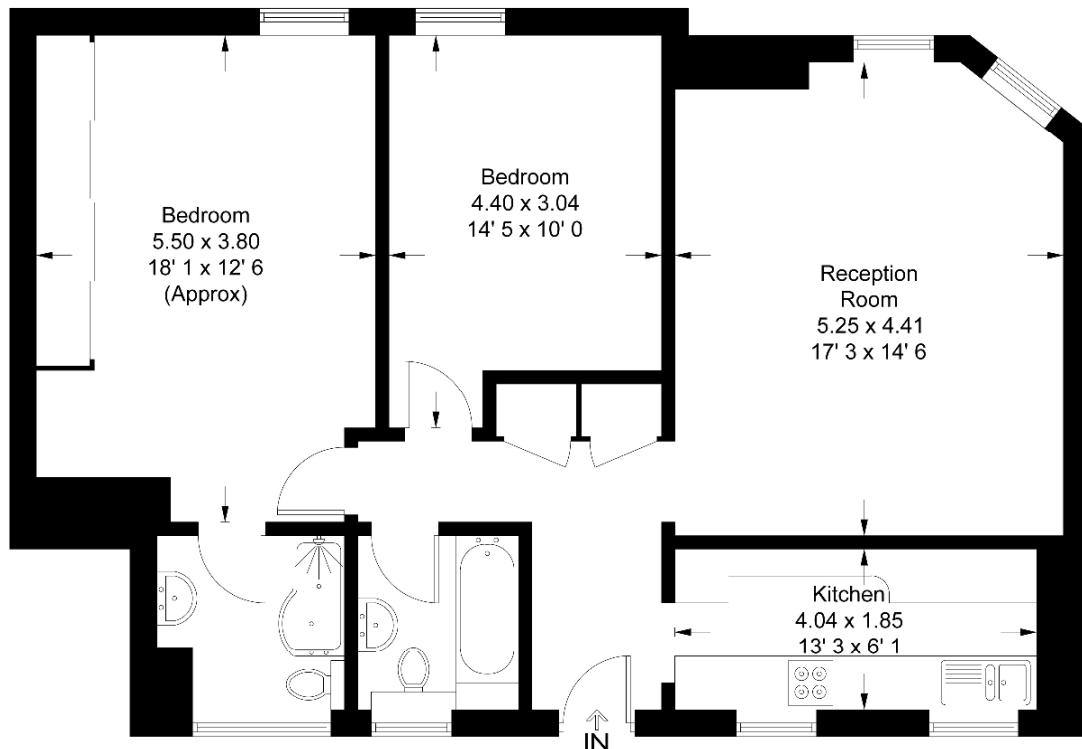
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NOT TO SCALE.

As defined by RICS code of  
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This floorplan is representative and for  
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advised to carry out their own survey if they  
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Details Prepared: 18 January 2024

## Thurloe Court

Approximate Gross Internal Area = 885 sq ft / 82.2 sq m



**Fourth Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: South Kensington

300m (3 mins) (Line of sight)

Gross floor area: 885 sq ft (82 m<sup>2</sup>)

Local authority: Kensington & Chelsea

Council tax band: G

Ground rent: £450.00

Service charge: £4,000.00

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5) <b>A</b>			
(81-91) <b>B</b>			83
(89-100) <b>C</b>	70		
(13-60) <b>D</b>			
(39-54) <b>E</b>			
(11-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Chelsea Office

41 Paradise Walk, SW3 4JL

chelseasales@dng.co.uk

020 7225 1225

douglasandgordon.com



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