

Farm Lane

London, SW6



A two bedroom flat in The Landau with underground parking, residents lounge, gym and 24 hour concierge.

Exceptional two-bedroom apartment located within Fulham's boutique development, The Landau. The apartment is immaculately presented throughout comprising open plan reception room/kitchen, two equally proportioned double bedrooms with en-suite bathrooms, additional cloakroom, and a private terrace.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



LEASEHOLD



802 SQ FT



**ASKING PRICE
£1,100,000**



The property

The open plan reception room/kitchen boasts wood flooring and Miele and Siemens integrated appliances including a dishwasher, a wine cooler and a private south facing decked terrace. Further, the master bedroom offers a dressing area and en-suite shower room, guest cloakroom, utility cupboard with combined washing machine and clothes dryer and ample storage throughout.

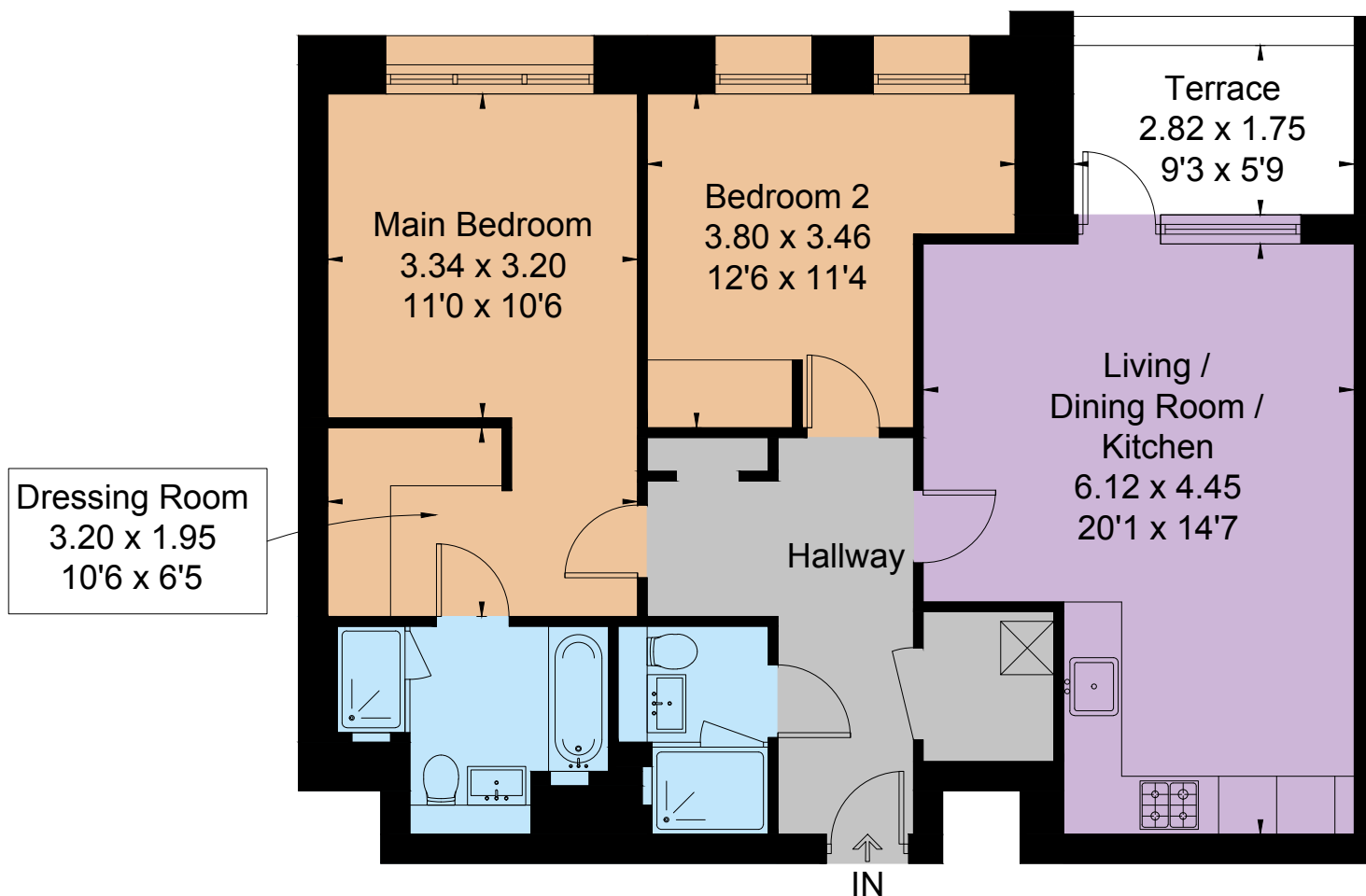
Benefitting from 24-hour concierge service, onsite gymnasium, secure entry fob system with individual floor restrictions, secure underground parking, communal bike storage and many of the latest technological features including BT telephone and Sky installation, zone-controlled under floor heating, air comfort cooling system and LED down lighting.

Location

Easy access to Fulham Broadway, Barons Court and Earls Court tube stations.







Floorplans

Gross internal area 802 sq ft (74.5 sq m)
For identification purposes only.

General

Tenure: Leasehold 989 years

Local Authority: The London borough of Hammersmith and Fulham

Service Charge: £4,895.96 per annum

Ground Rent: £650 per annum

Council Tax: Band G

EPC Rating: B

Parking: Underground parking

Broadband: Installed

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