

268 BROMPTON PARK CRESCENT, LONDON, SW6 1SZ

£2,795 PER MONTH

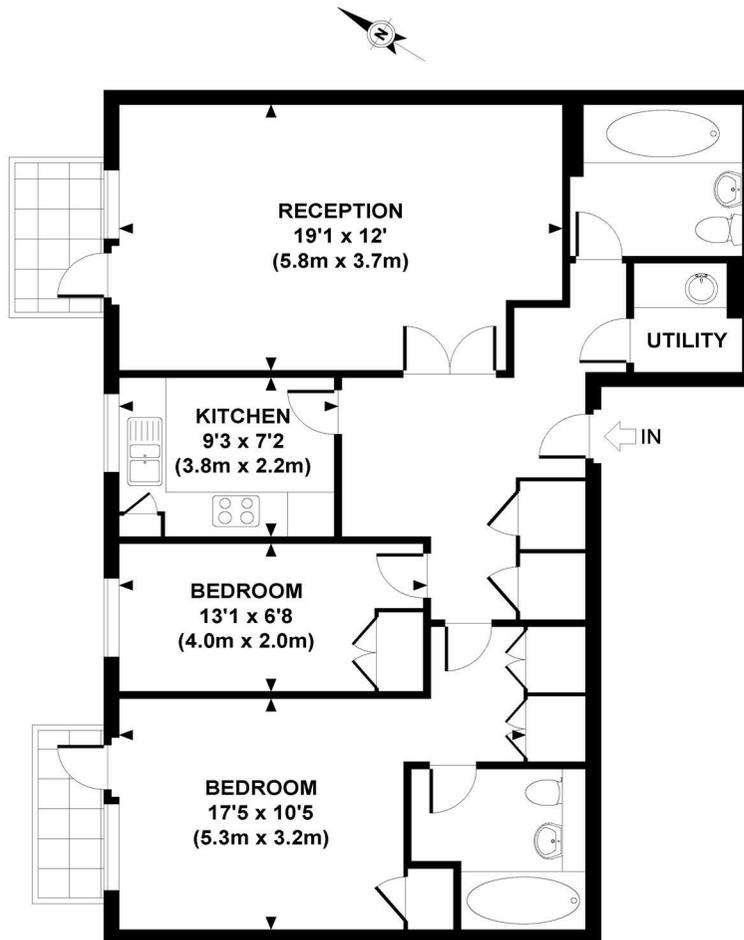
COUNCIL TAX BAND: F

TRISPENS



HAVING JUST BEEN COMPLETELY REDECORATED AND RE-CARPETED, THIS IS AN EXCELLENT SIZE, TWO BEDROOM, TWO BATHROOM PROPERTY, WITH TWO BALCONIES, SET INSIDE THE POPULAR AND SECURE BROMPTON PARK CRESCENT DEVELOPMENT WITH ONSITE GYM AND POOL. SITUATED ON THE THIRD FLOOR (WITH LIFT) OF THIS MODERN BUT PRETTY BUILDING INSIDE THE SECURE GATED DEVELOPMENT THAT IS BROMPTON PARK CRESCENT, THE APARTMENT COMPRISES OF 2 GOOD SIZED BEDROOMS, ONE WITH AN ENSUITE BATHROOM AND IT'S OWN PRIVATE BALCONY AND BOTH WITH FITTED STORAGE. THERE IS A FURTHER BATHROOM, MODERN EAT-IN KITCHEN AND GENEROUS RECEPTION ROOM WITH ANOTHER BALCONY. THERE IS A HANDY UTILITY ROOM AND AN ABUNDANCE OF CLOSET SPACE THROUGHOUT THE PROPERTY. THE PROPERTY COMES WITH ONE PARKING SPACE INSIDE THE DEVELOPMENT AND TENANTS BENEFIT FROM THE FREE ONSITE LEISURE CENTRE WITH POOL, GYM, STEAM ROOM AND SAUNA. BROMPTON PARK CRESCENT IS PERFECTLY LOCATED WITH MATURE COMMUNAL GARDENS IN A QUIET CORNER OF FULHAM BUT ONLY SHORT WALK TO FULHAM BROADWAY (DISTRICT LINE), WEST BROMPTON STATION (DISTRICT LINE AND OVERGROUND SERVICES) AND EARLS COURT STATION (DISTRICT LINE, CIRCLE LINE AND PICCADILLY LINE). THE DEVELOPMENT IS EXCELLENTLY MAINTAINED AND HAS THE ADDED BENEFIT OF ONSITE PORTERAGE AND RESIDENTS HAVE FREE ACCESS TO A PRIVATE POOL, GYM, STEAM ROOM AND SAUNA. THIS PART OF SW6 IS A FIRM FAVOURITE WITH YOUNG PROFESSIONALS AND CREATIVES WHO LOVE FULHAM-S TRENDY COFFEE SHOPS, INTERESTING SHOPS AND EXCITING GASTRO PUBS - BE SURE TO PAY A VISIT TO THE HARWOOD ARMS, ONE OF LONDONS FINEST EVEN BOASTING ITS OWN MICHELIN STAR. EPC: C

**Brompton Park Crescent, SW6**



**THIRD FLOOR**

APPROXIMATE GROSS INTERNAL AREA 830 SQ FT / 77.1 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

TIM LAWLER 35 EMMANUEL ROAD  
LONDON  
SW12 0HH  
07939557155  
TIM@TRISPENS.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	