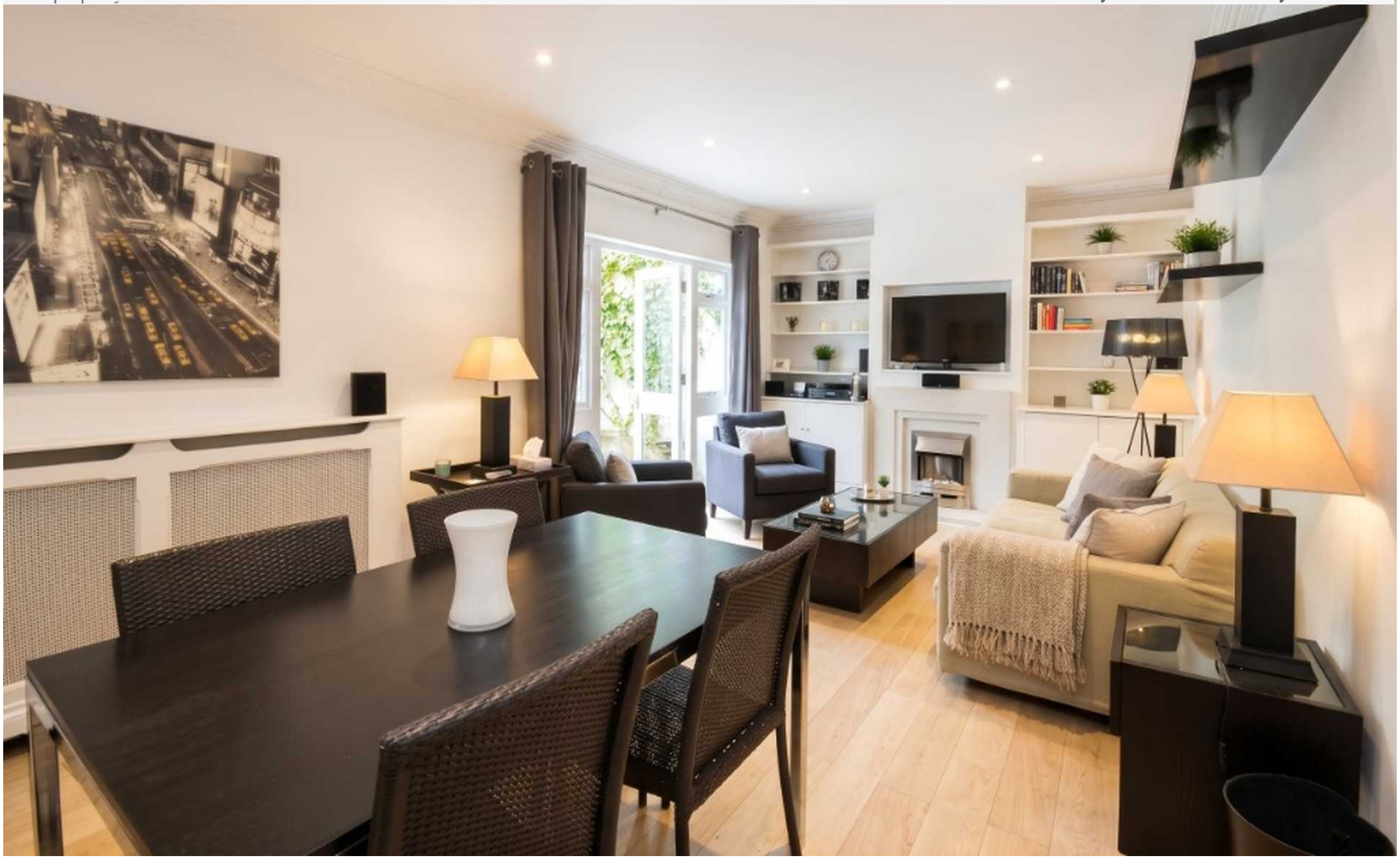
M2 property

# FAWCETT STREET, CHELSEA, SW10










M2 property

## Key Features

- Stunning modern one double bedroom flat
- Exquisitely presented throughout
- Lovely private patio
- Wooden floors throughout
- Quiet residential street in the heart of Chelsea

## Description

A beautiful and spacious one double bedroom garden flat located on a quiet treelined street in Chelsea, a short walk from all of the restaurants, bars and amenities of The Beach area of Fulham Road. This unique flat is very well presented throughout, and comprises a large and bright reception room with dining area and doors leading to the lovely private patio, part open plan contemporary fully-fitted kitchen with breakfast bar, spacious double bedroom with fitted wardrobes and modern ensuite shower room, and second guest cloakroom.

## Situation

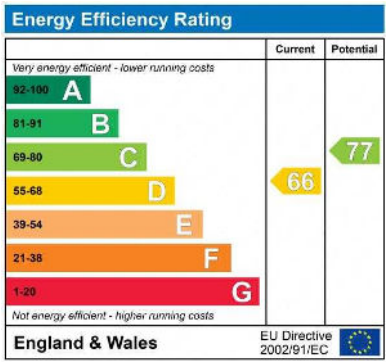
Fawcett Street is a quiet residential street near Hollywood Road and Fulham Road and is just a stone's throw away from all the amenities that the area can offer. The nearest underground station is Earls Court (District and Piccadilly lines).

## Tenancy Infomation:

**Tenancy deposit:** At this rent, the cap is five weeks' rent () under the Tenant Fees Act 2019.
**Holding deposit:** Capped at one week's rent (£625.00).
**Tenancy type:** Assured tenancy (under the Renters' Rights Act 2025)

## Terms

**Price:** £625.00 per week
**Furnished/Unfurnished:** Furnished
**Local Authority/Council Tax:** RBKC Band C £1,460.84
**Viewing:** To view call 020 7043 8431
**Parking:** Residents Parking
**Fees:** Tenant Fees: Under the Tenant Fees Act 2019, M2 Property charges no administration fees. Permitted payments are: rent; a refundable tenancy deposit (5 weeks' rent if annual rent is under £50,000; 6 weeks' if £50,000+); a refundable holding deposit (1 week's rent); early termination payments at the tenant's request; tenancy variation fees (capped at £50 unless higher reasonable costs are evidenced); and default fees for late rent or lost keys/security devices. Utilities, council tax, TV licence and communications may also apply where not included in the rent.




**EPC Rating: D**

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft




**Lower Ground Floor**

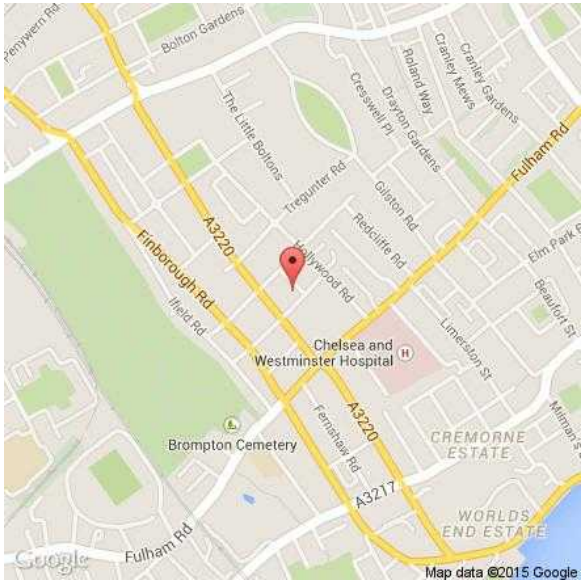



Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © M2 Property Limited (ID145263)

M2 property

Local, on purpose.

M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH | T +44 (0)20 7043 8432 E hello@m2property.com W www.m2property.com

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments, we have taken all reasonable steps to ensure the accuracy of the details contained herein; however, such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan, if shown, is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.