



**JAMES
ANDERSON**



TO LET

72 Farm Lane, London, SW6

£5,000 Per Month

Per Month

The open plan reception room/fully fitted kitchen boasts wood flooring and Miele and Siemens integrated appliances including dishwasher and wine cooler and a private south facing decked terrace. Further, the master bedroom offers dressing area and en suite bathroom with shower and a bath, second double bedroom with fitted wardrobes and en suite shower room, third bedroom which is very spacious, 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 underfloor heating, air comfort cooling system and LED down lighting.

The Landau is a prestigious residential development situated in Farm Lane, drawing on its rich heritage, the boutique development is comprised of 89 individually designed one, two and three bedroom residences and



Three Double Bedrooms



Three Bathrooms



Large Open Plan Reception



Modern Kitchen



EPC B



Fulham Broadway



Two Balconies



Parking



Concierge and Gym



Minimum Term 12 Months / Deposit £5769.23



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

3 BEDROOMS

Apartment Area
1765 sq ft / 164 sq m
Total Terrace Area
161 sq ft / 15 sq m

Floor	Apartment no.
Floor 5	
Floor 4	4.103
Floor 3	
Floor 2	
Floor 1	
Ground Floor	
Lower Ground	

Apartment location



4.103



Correct Orientation

Living Room	21' 6" x 19' 2" ft / 6542 x 5845 mm
Kitchen / Dining Room	20' 9" x 11' 9" ft / 6338 x 3585 mm
Master Bedroom	19' 0" x 13' 3" ft / 5781 x 4028 mm
Dressing Room	13' 4" x 6' 8" ft / 4075 x 1992 mm
Bedroom 2	15' 4" x 12' 1" ft / 4665 x 3928 mm
Bedroom 3	11' 3" x 12' 11" ft / 3420 x 3928 mm
Terrace 1	19' 7" x 5' 0" ft / 5974 x 1521 mm
Terrace 2	19' 6" x 3' 5" ft / 5941 x 1054 mm

Washing Machine

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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