



JAMES
ANDERSON



TO LET

72 Farm Lane, London, SW6

£5,000

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
163 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 3628 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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
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