



FULHAM PALACE ROAD, LONDON, SW6
£1,300,000

Carter Jonas

FULHAM PALACE ROAD, LONDON, SW6

Rarely available, a freehold building configured as a commercial retail unit and two residential flats. ideal for investment or living by your business. On the ground floor is a self-contained shop with a front patio and a cellar for storage and W/C. A separate entrance leads to a ground floor studio flat with shower room, kitchen/dining room and French doors opening onto the pretty patio garden. A ground floor entrance leads to a fabulous first and second floor five bedroom split level flat. To the rear of the first floor is a double bedroom and modern shower room. To the front is a fabulous kitchen/dining/reception room with high ceilings (ideal for entertaining). On the second floor are four further bedrooms and shower room. Scope exists to extend into the roof space subject to the usual permissions. Planning permission has recently expired to add an additional story and exists to add a roof terrace. Ref. No: 2021/01827/FUL (expired) and Ref. No: 2021/02752/FUL

The property is close to the many shops, bars, restaurants and bus routes on Fulham Road, Fulham Palace Road and New Kings Road and within walking distance of Bishops Park, Fulham Palace and leafy riverside walks along the Thames. Putney Bridge tube station (District Line) is only a 0.5 mile walk.

Amenities

- Commercial retail unit with patio
- Ground floor studio with patio
- Upper floor split level flat
- 5 bedrooms
- 3 bathrooms
- Fabulous kitchen/dining/reception
- 2278 Sq ft
- Scope to extend (STPP)

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND D / Contact Agent

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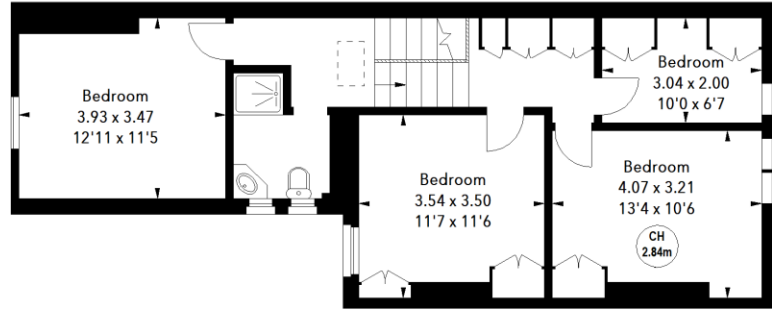


Classification L2 - Business Data

Fulham Palace Road, SW6

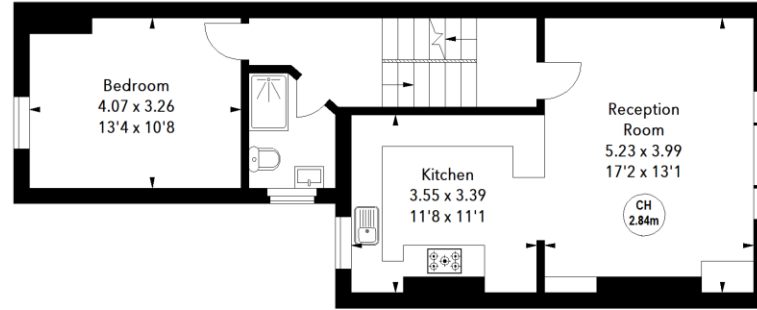
Approximate Area = 211.63 sq m / 2278 sq ft

Key :
CH - Ceiling Height



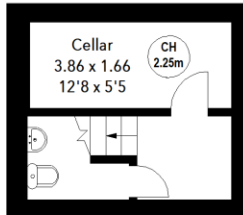
Second Floor

Approx. 62.89 sq m / 677 sq ft



First Floor

Approx. 60.01 sq m / 646 sq ft



Lower Ground Floor

Approx. 13.19 sq m / 142 sq ft



Ground Floor

Approx. 75.53 sq m / 813 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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