



FULHAM PALACE ROAD, LONDON, SW6
£1,500,000*

Carter Jonas

FULHAM PALACE ROAD, LONDON, SW6

A fabulous opportunity to purchase a single substantial Freehold corner property that is currently configured as 3 purpose-built flats and offers over 2300 sq. ft of space. The property could potentially continue as a fabulous HMO rental investment or offers the potential for conversion into a large family home. - (the HMO residential licenses for a five bedroom ground floor property and a four bedroom first floor property have recently expired).

The ground floor flat, has been split into two, to the front is a two bedroom, two bathroom property with kitchen, whilst to the rear is a second three bedroom, two bathroom property with kitchen/dining room and access from the south west facing garden. Further benefits include a side pedestrian gate and a double gate enabling off-street parking.

On the first floor is a bright spacious flat with 3/4 bedrooms, 1/2 reception rooms and a kitchen dining room. Scope exists to extend into the loft (STPP).

Fulham Palace Road runs parallel to the river and the Thames Path. Fulham Pier, The River Café, and Crabtree Pub are nearby. Hammersmith tube and bus station is 0.9 miles, (Piccadilly, District and Hammersmith and City lines) Buses to Putney Bridge and Hammersmith and the West End also run regularly along Fulham Palace Road.

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AMENITIES

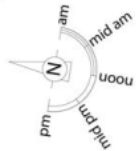
- 9 Bedrooms
- 6 Bathrooms
- Garden
- In excess of 2,300 sq. ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Fulham 020 7731 3333

bishopspark@carterjonas.co.uk
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.