



A rare freehold development opportunity currently with mixed commercial and residential uses.

Fulham Road, London, SW10

Asking £1,400,000 Freehold



Cyril  
Leonard



Development opportunity • Mixed commercial and residential uses • Freehold • Renowned central London location • Restricted viewing access

### About this property

A rare opportunity to acquire a freehold investment and development opportunity in Chelsea.

Essentially two adjoining buildings, currently configured with two independent commercial retail premises on the ground floor, with two further residential flats arranged over the first and second floors, each arranged laterally.

With a gross internal area of circa 786 sq ft, accommodation for flat 1 on the first floor comprises three bedrooms, two bathrooms, a reception room and separate kitchen. This property is currently let, with the tenancy due to run until 24th November 2021 with the current rent paid as £1,650.00 per month.

With a gross internal area of circa 604 sq ft, accommodation for flat 2 on the second floor comprises two bedrooms, a bathroom, reception room and separate kitchen. This property is currently let, with the tenancy due to run until 2nd July 2021 with the current rent paid as £1,661.66 per month.

The commercial unit of 352 Fulham Road measures to circa 231 sq ft; Current rent is at £10,000 pa with the lease due to run until July 2022.

The commercial unit of 354 Fulham Road measures to circa 468 sq ft and is currently let as a A1 retail unit; Current rent is at £15,000 pa with the lease due to run until May 2023.

The basement flat measuring to circa 1269 sq ft has been sold independently on a long leasehold interest with approximately 109 years remaining. Whilst we are not formally instructed to market his property we are connected with the vendor and know that there may be a willingness to sell by separate negotiation.

### Tenure

Freehold

### Local Authority

Royal Borough of Kensington & Chelsea, London

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills on 0207 578 9003 or Cyril Leonard 020 7408 2222.





#### **Local Information**

Located on the Fulham Road, east of Stamford Bridge and west of the Chelsea and Westminster Hospital, these properties enjoy an attractive outlook across the gardens of the Kings Chelsea.

A location renowned for its convenience to routes south and west out of London, public transport underground services are found at Fulham Broadway or Gloucester Road.

The enclave known as 'the Beach' with an array of cafes, bistros and boutiques is just moments away with Kings Road and the Chelsea Embankment also nearby; this is an ideal location for enjoying all the lifestyle benefits of Prime Central London.

Fulham Road, London, SW10  
 Gross Internal Area 2089 sq ft, 194.1 m<sup>2</sup>

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**Fulham Road, SW10**

Approx. Gross Internal Area  
 194.1 sq m / 2089 sq ft



ASA Floor Services  
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the title, nature or extent of the property depicted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.



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