

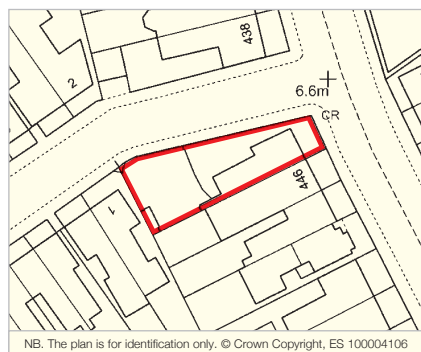
London SW6

440 & 442 Fulham Palace Road, Fulham SW6 6HY

- **A Freehold End of Terrace Three Storey Corner Building**
- Internally arranged to provide Two Self-Contained Flats
- GIA Approximately 186 sq m (2,007 sq ft)
- Site extends to Approximately 0.039 Hectares (0.098 Acres)
- **Planning Permission for Conversion and Part New Build to provide Five Self-Contained Flats**
- **Comprising 1 x One Bedroom, 3 x Two Bedroom and 1 x Three Bedroom Flats**
- **Proposed Scheme will provide a Total GIA of Approximately 413.5 sq m (4,450 sq ft)**

Vacant Possession

BY ORDER OF RECEIVERS



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: JWB).

Seller's Solicitor

Brecher Solicitors (Ref: Jacqui McCoy).
Tel: 0207 563 1004.
Email: jmccoy@brecher.co.uk

VACANT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is located in the heart of Fulham on Fulham Palace Road (A219), at its junction with Inglethorpe Street in an area that comprises high end Victorian and Edwardian houses and mansion blocks. Fulham Palace Road and Fulham Road have a number of independent restaurants and cafés, whilst nearby Fulham Broadway, Parsons Green and Putney High Street offer a more extensive array of retailers and supermarkets. Fulham Palace and the Thames Path are in close proximity. The exclusive Hurlingham Club, Fulham FC's Craven Cottage and Chelsea FC's Stamford Bridge are all close by, offering a range of leisure opportunities.

Description

The property comprises an end of terrace corner building arranged over ground, first and second floors. The property is internally arranged to provide two self-contained flats. There is a large garden to the rear.

Existing Accommodation

Floor	Accommodation	Approximate GIA
Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom	78 sq m (845 sq ft)
First	Reception Room, Kitchen, Two Bedrooms, Bathroom	80 sq m (865 sq ft)
Second	Bedroom	27 sq m (297 sq ft)
Total		186 sq m (2,007 sq ft)

Planning

Local Planning Authority: London Borough of Hammersmith & Fulham.
Tel: 0208 748 3020.

Website Address: www.lbhf.gov.uk

Planning permission (Ref: 2018/01731/FUL) was granted on 27th July 2018 for the 'Conversion of the existing building to provide 1 x one bedroom and 3 x two bedroom and 1 x three bedroom self-contained flats'.

Proposed Accommodation

If implemented, the approved scheme will provide:

Fiat	Floor	Accommodation	Approximate GIA
1	Second	Bedroom with En-Suite, Store, Kitchen/Diner	55.1 sq m (593 sq ft)
2	First	Two Bedrooms, Bathroom,	78.6 sq m (846 sq ft)
3	Ground/ Basement	Bedroom with En-Suite, Further Bedroom, Bathroom, Kitchen/Diner, Utility Cupboard, WC	89.8 sq m (966 sq ft)
4	Ground/ Basement	Bedroom with En-Suite, Further Bedroom, Bathroom, Kitchen/Diner, Utility Cupboard, WC	93.1 sq m (1,002 sq ft)
5	Ground/ Basement	Three Bedrooms, Bathroom, Kitchen/Diner, Utility Cupboard, WC	96.9 sq m (1,043 sq ft)
Total			413.5 sq m (4,450 sq ft)

Site Area Approximately 0.039 Hectares (0.098 Acres)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

