



Tenure

Leasehold. The property is held on a lease for a term of 161 years from 30th November 1987 (thus having approximately 132 years unexpired) at a current ground rent of £50 per annum.

Location

The property is situated on the north-west side of Fulham Road (A304), to the south-west of its junction with Chesilton Road. The extensive shops, boutiques, cafés, bars and restaurants of Fulham are available along Fulham Road. The more extensive facilities of Chelsea, Knightsbridge and London's West End are also within reach to the north-east. London Underground services run a short walk to the south-east from Parsons Green Station (District Line). Road access is provided by the nearby A4 to the north and the A3 to the south. The open spaces of Parsons Green and Eel Brook Common are accessible nearby.

Description

The property comprises a self-contained first floor flat situated within a corner building arranged over ground and two upper floors beneath a flat roof. The flat has been recently refurbished and extends to approximately 61.8 sq m (665 sq ft).

Accommodation

First Floor – Open Plan Reception Room with Kitchen, Two Bedrooms, Bathroom with WC and wash basin

GIA 61.8 sqm (665 sq ft)

(Source: previous marketing details)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st June 2016 at a rent of £2,100 per calendar month.

The property will be offered with vacant possession upon completion.

London SW6

**Flat 1,
656 Fulham Road,
Fulham
SW6 5RX**

- **A Leasehold Newly Refurbished Self-Contained First Floor Flat**
- Providing Two Bedroom Accommodation
- Extending (GIA) to Approximately 61.8 sq m (665 sq ft)
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved **£25,200 per annum (equivalent)**

The property will be offered with Vacant Possession upon completion



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Thrings Solicitors (Ref: J Kensley).
Tel: 0207 766 5671.
Email: jkensley@thrings.com

INVESTMENT – Leasehold Flat

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 £750 (including VAT) upon exchange of sale memoranda.