

## London SW6

### 41 Tamworth Street, Fulham SW6 1LF

- **A Freehold Corner Building**
- Internally arranged to provide a Lower Ground and Ground Floor Shop together with Residential Accommodation on First, Second and Third Floors
- Planning Permission to provide Four Self-Contained Flats (2 x Two Bedroom Maisonettes, 1 x Three Bedroom Maisonette, 1 x One Bedroom Flat)
- Rear Yard and Garage
- Total Approximate Existing GIA (including garage) 251 sq m (2,702 sq ft)
- Site Area Approximately 0.016 Hectares (0.04 Acres)

## Vacant Possession

### IN THE SAME OWNERSHIP FOR 35 YEARS



#### To View

Please contact Allsop by sending an email to [gabriella.brunton@allsop.co.uk](mailto:gabriella.brunton@allsop.co.uk) with the subject heading 'Viewing – Lot 164'.

#### Seller's Solicitor

Messrs Ravi Sethi Solicitors (Ref: RS).  
Tel: 0208 570 7540.  
Email: [pooja@ravisethisolicitors.com](mailto:pooja@ravisethisolicitors.com)

### VACANT – Freehold Building with Planning



#### Tenure

Freehold.

#### Location

The property is situated on Tamworth Street, at its junction with Sedlescombe Road. Local shops and amenities are available along North End Road (B317) to the south-west and within Fulham to the south. An extensive range of shops, boutiques and restaurants is available along Fulham Road and King's Road to the south. West Brompton Station is 0.3 miles to the north-east, providing Overground and Underground (District Line) services. Bus services run along Lillie Road to the north (A3218) and North End Road (B317) to the south-west. The A4 is to the north and provides access to Central London and the M4 Motorway. The open spaces of Normand Park are to the north-west.

#### Description

The property comprises a corner building arranged over lower ground, ground and three upper floors. The property benefits from a rear yard. There is a garage to the rear, accessed from Sedlescombe Road.

#### Existing Accommodation

**Lower Ground Floor** – Basement/Store

**Ground Floor** – Shop, Two Rooms

**First Floor** – Two Rooms, Kitchen, WC and wash basin

**Second Floor** – Two Rooms, Bathroom/WC and wash basin

**Third Floor** – Bedroom with en-suite Shower Room/WC and wash basin

**External** – Rear Yard, Garage – GIA approximately 15.3 sq m (165 sq ft)

**Total GIA (including garage) approximately 251 sq m (2,702 sq ft)**

NB: The property has not been measured by Allsop. This information has been provided by the Vendor.

#### Proposed Accommodation

Fiat	Floor	Accommodation
1	Lower Ground	Two Bedrooms, Bathroom
	Ground	Reception Room/Kitchen
2	Lower Ground	Two Bedrooms, Bathroom, Patio
	Ground	Reception Room/Kitchen, Bathroom
3	First	Reception Room/Kitchen, Bedroom, Bathroom
4	Second	Reception Room/Kitchen, Two Bedrooms
	Third	Bedroom, Shower Room

#### Planning

Local Planning Authority: London Borough of Hammersmith and Fulham.

Email: [planning@lbhf.gov.uk](mailto:planning@lbhf.gov.uk)

Tel: 0208 753 1081.

Website Address: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

Planning permission (Ref: 2016/03247/FUL) was granted 31st May 2017 for alterations of the existing front, side and rear lightwells, in connection with the enlargement of the basement; demolition of existing garage and erection of an extension to the side and rear of the existing back addition; erection of a rear extension at second floor level, on top of existing back addition; in connection with the change of use from (Class A1) retail to 2 x two bedroom maisonette flats at basement and ground floor levels; 1 x one bedroom flat at first floor level and 1 x three bedroom flat at second floor level.

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.allsop.co.uk](http://www.allsop.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.



