



STURGES
LONDON

Barclay Road, Fulham

£2,575,000 Freehold



- **Substantial Period House Divided into 3 Flats**
- **6 Bedrooms : 5 Bathrooms : 3 Receptions**
- **37' South West Facing Garden : Additional Terrace**
- **Approximately 2735 sq ft [254 sq m]**
- **Separate Studio/Summer House**
- **Rare Investment Opportunity**
- **Highly Regarded Residential Road**
- **Quietly & Conveniently tucked behind Fulham Broadway**



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A substantial freehold house extending to approximately 2735 sqft [254 sq m] located on the south western side of this sought after residential road currently divided into 3 properties: a 2 bedroom, 2 bathroom garden flat (with Studio/Summer House), a 1 bedroom raised ground floor flat with terrace and a 3 bedroom, 2 bathroom top floor maisonette (with planning permission granted for a south west facing roof terrace).

This rare opportunity might suit an investor, a family seeking separate units for siblings or indeed for intergenerational living. All units are presented in good order and are available with full vacant possession.

Barclay Road is highly regarded "no through" residential street tucked away behind Fulham Broadway and therefore provides momentary access to the endless range of local amenities that the Broadway offers including a wide range of local shops, bars and restaurants, the new M&S food store, Waitrose and, for transport, Fulham Broadway underground station (District Line) located a mere 3 minutes from the property.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: Council Tax currently charged separately.

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Barclay Road, SW6

Approximate gross internal area

254.11 sq m / 2735 sq ft

(Including Studio)

Studio : 18.19 sq m / 196 sq ft

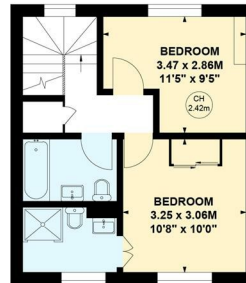


Lower Ground Floor

Key :
CH - Ceiling Height



Raised Ground Floor



Second Floor



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.