# MELBRAY MEWS

158 Hurlingham Road Fulham SW6 3NG

# TO LET

652 sq ft (60.57 sq m)

Ground floor mews office with rear patio



# LOCATION

Melbray mews is situated a 3 minute walk (0.2 miles) from Putney Bridge Underground station (District Line). Parsons Green (District line) is also a short walk from the property and Putney main line rail station with connections to Waterloo and Clapham Junction is a 15 minute walk.

It is also well positioned to enjoy the benefits of the excellent shops, restaurants and bars nearby in Fulham or across Putney Bridge. Putney High Street links with the A3 for access to both central London and Surrey and Putney mainline station (for Waterloo) is half a mile.



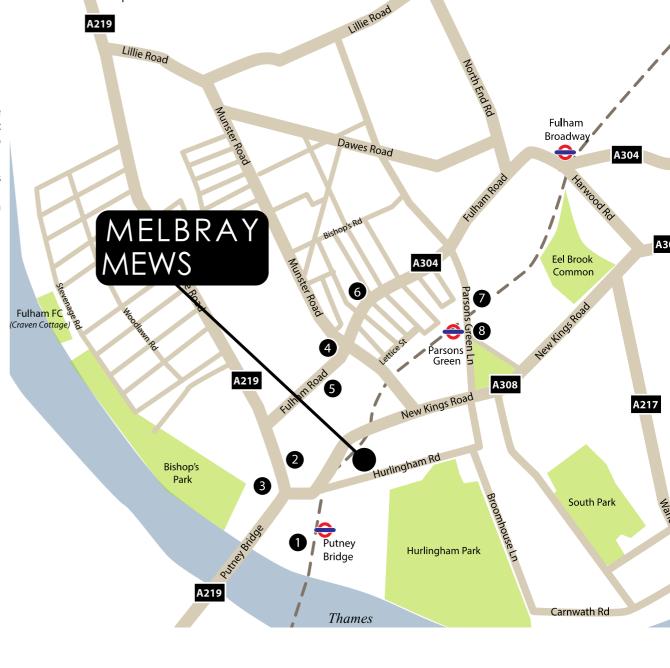












KEY

The Eight Bells
Pappa Ciccia - Restaurant

Temperance
Durell Arms

5. Fulham Wine Rooms6.Manson Bar/Restaurant

7.Cote

8. The White Horse





#### **DESCRIPTION**

Unit 1 is a two storey building with office space on the ground and a converted residential flat on the first floor. Internally the ground floor comprises open plan office accommodation with laminated wood effect flooring, perimeter trunking, recessed spot lighting and plastered walls and ceilings. Heating is provided through electric storage heaters and a WC and kitchen is positioned at the rear.

#### **AMENITIES**

- Close to local amenities and shopping
- Within 3 minutes of underground station (District line)
- Shower
- Private terrace

- Gated courtyard development
- Character space
- Kitchen

#### **ACCOMMODATION**

652 sq ft (60.57 sq m)

#### RENT

£35.00 per sq ft

#### **TERMS**

A new lease is available from the freeholder for a term to be agreed.

### **SERVICE CHARGE**

The Mews service charge is currently budgeted at £1.50 per sq ft

# **RATES**

£11.71 per sq ft approx. (2022/23) to be confirmed with local authority

# **EPC**

To be assessed

# CONTACT

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