

1 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.



1. The Eight Bells



2. Pappa Ciccia



4. Durrell Arms



5. Fulham Wine Rooms



7. Cote – Parsons Green



8. The White Horse



KEY

- 1. The Eight Bells
- 2. Pappa Ciccia - Restaurant

- 3. Temperance
- 4. Durrell Arms

- 5. Fulham Wine Rooms
- 6. 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

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

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

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