



## 68 Fulham Palace Road

London, W6 9PL

### **FOR SALE: Mixed Use Development Opportunity in Fulham.**

- Part-constructed Development Site
- Highly prominent location on Fulham Palace Road
- Self-contained corner aspect Retail Space
- Vast self-contained Residential Triplex Apartment
- Current income of £44,000 per annum
- Opportunity to create 4 x 1 bedroom apartments (stp)

# 68 Fulham Palace Road, London, W6 9PL

## Summary

<b>Price</b>	Offers in the region of £900,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

68 Fulham Palace Road is a highly prominent site that occupies a very strong location close to Hammersmith and within a short walk of West Brompton. The property enjoys full planning consent from 2018 for the enlargement of the site at Ground, First & Second Floor levels (ref: 2018/03963/FUL) and more recently an application has been lodged to formalise the increased site area into 4 x 1 bedroom apartments. (ref: 2022/01480/FUL ) which is pending approval. Note: This application has yet to be decided.

The property currently comprises a high income generating 4/5 bedroom residential flat and a currently vacant self-contained commercial unit over Ground and Basement levels. There is a secure income stream of £44,000 per annum via AST agreements in relation to the residential, providing stable income to the incoming purchaser whilst the site is further explored to reach its full potential. Please contact Meridian CP for a detailed Development Appraisal of this opportunity.

## Location

Fulham Palace Road (A219) is a bustling 1.5-mile major thoroughfare in West London. It connects the vibrant commercial hub of Hammersmith in the north to the historic, leafy riverside district of Fulham in the south.

**Tube Stations:** The northern end is served by Hammersmith Station (District, Piccadilly, Circle, and Hammersmith & City lines).

The southern tip terminates right next to Putney Bridge Station (District line). Barons Court (Piccadilly and District) sits slightly to the east.

**River Access:** At the southern end of the road near Putney Bridge sits Putney Pier, where you can catch the Uber Boat by Thames Clippers river taxi services eastward into central London.

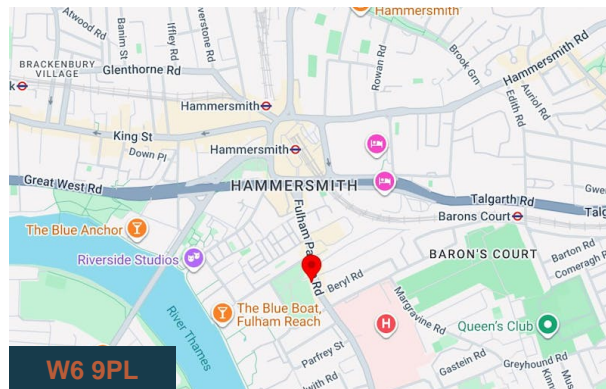
GUIDE PRICE: £900,000

TENURE: FREEHOLD

VAT: The property is not elected for VAT

**BUYERS NOTE:** The property is to be sold without any warranties or additional planning information. It is therefore the responsibility of the purchaser to obtain comfort as to the structural integrity of the site and its future prospects for re-development with London Borough of Hammersmith & Fulham.

There is a Buyers Premium of 1% of the purchase price plus VAT.



## Viewing & Further Information



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