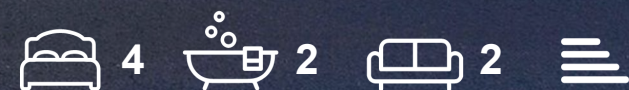




CHATTERTON | REES



45 Holmead Road, London, SW6 2JD
Offers in excess of £1,850,000





A

ATHENA ADVISERS

PROPERTY

45 Holmead Road

London, SW6 2JD

- Double Fronted Property
- Development Potential
- B1 Commercial
- Freehold Building
- Prime Location on the Fulham/Chelsea boarder
- Close to Transport Links

Nestled in the heart of Holmead Road, London, SW6, lies a charming period building waiting to be transformed into a beautiful residential property. Currently utilized as an office building, this property presents a rare opportunity for you to unleash your creativity and restore it to its former residential glory. Imagine the possibilities of creating your dream home in this desirable location.

This double fronted mews style house offers a generous 2,500sq ft of living space.

Offers in excess of £1,850,000





Directions

Holmead Road is ideally positioned just off the Chelsea/Fulham border and conveniently located for the shops and restaurants of the fashionable King's Road and Fulham Road, along with the fantastic transport links of Fulham Road. the nearest underground station is within easy walking distance at Fulham Broadway (District Line).





HOLMEAD ROAD, SW6
Approx. gross internal area
2497 Sq Ft. / 232.0 Sq M.

SECOND FLOOR

20' x 10'3"
(6.5m x 3.3m)

14' x 10'3"
(4.3m x 3.2m)

14'9" x 9'7"
(4.5m x 2.9m)

FIRST FLOOR

20'7" x 14'10"
(6.5m x 4.5m)

20'0" x 13'5"
(6.3m x 4.2m)

14'6" x 10'7"
(4.4m x 3.3m)

14'9" x 9'7"
(4.5m x 2.9m)

Garage
10'10" x 10'1"
(3.3m x 3.3m)

22'2" x 10'7"
(6.8m x 3.3m)

20'1" x 13'5"
(6.5m x 4.2m)

GROUND FLOOR

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

45 Cadogan Street, Sloane Square, London, SW3 2QJ
Tel: 020 3780 0580 **Email:** sales@chattertonrees.co.uk www.chattertonrees.co.uk

A map of the Stamford Bridge area in London. The map shows Fulham to the west, Stamford Bridge in the center, Walham Green to the south, and Chelsea Harbour to the east. A green pin is placed on the Stamford Bridge area. The River Thames is visible on the right side of the map. Various roads are labeled, including A3218, A3220, A308, A304, A3217, A305, and A217. The map also shows the locations of Stamford Bridge, Walham Green, Chelsea Harbour, and Sands End. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	