



Wandsworth Bridge Road London SW6

**Welcome to
Wandsworth Bridge Road, London**

Located in the heart of Fulham, this fantastic freehold property has lots of potential to modernise and develop (subject to planning).

Just shy of 2706 square feet, the property is arranged over four floors, commercial unit on the basement and ground level with a south-west facing garden and a spacious maisonette over first and second floors.

The property is close to the leafy Eel Brook Common and on the doorstep of the boutique shops, restaurant and cafes on Wandsworth Bridge Road. Whilst being a short walk to the river. Fulham Broadway Station (District Line) is 900 meters away, and there is a fantastic bus network.



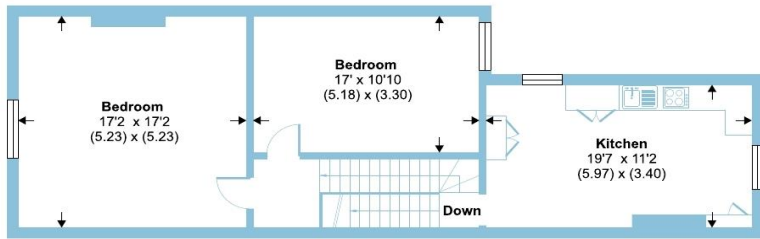
Wandsworth Bridge Road, London, SW6

Approximate Area = 3046 sq ft / 283 sq m

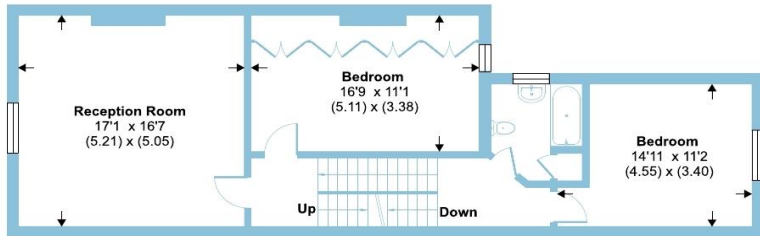
Outbuilding = 11 sq ft / 1 sq m

Total = 3057 sq ft / 284 sq m

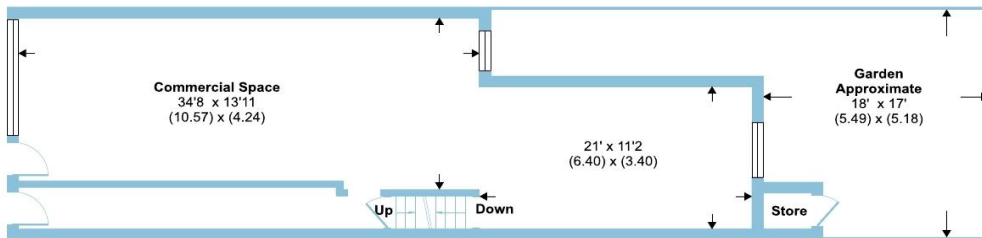
For identification only - Not to scale



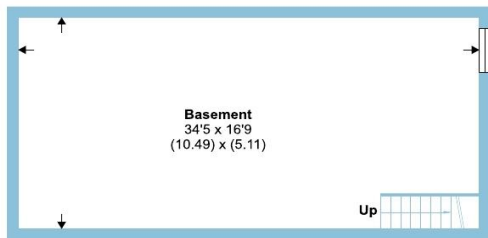
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Barnard Marcus. REF: 855954



Welcome to

Wandsworth Bridge Road, London

- Freehold
- Potential to develop (subject to planning)
- South-west facing garden
- Short distance from New King's Road

Tenure: Freehold EPC Rating: D

£1,600,000



view this property online barnardmarcus.co.uk/Property/ECT103980

Please note the marker reflects the postcode not the actual property



Property Ref:
ECT103980 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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