






BARCLAY ROAD

Fulham SW6



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An exciting opportunity to create a spectacular home
with a substantial 63 ft west facing garden.

			EPC
4	4	3	C

Local Authority: Hammersmith and Fulham
Council Tax band: Flat A - Band D
Council Tax band: Flat B - Band D
Council Tax band: Flat C - Band E
Tenure: Freehold

Guide price: £2,250,000



WEST FACING REAR GARDEN

An exciting opportunity to create a spectacular home with a substantial west facing garden situated on this quiet tree lined street by Eel Brook Common and close to transport links.





PLANNING PERMISSION TO CONVERT INTO A FAMILY HOME

The property is currently arranged as three separate flats, with planning permission to convert and extend into one (circa) 2,700 sq ft home. This presents opportunity for potential buyers to personalise their future home and truly make it their own.

The accommodation currently comprises:

- A one-bedroom ground floor flat - EPC rating: C
- A one-bedroom first-floor flat - EPC rating: C
- A two-bedroom upper floor flat - EPC rating: C

To the rear is the larger than average 63 ft sunny aspect garden.

Please speak with the agent for further details of the proposed plans.



LOCATION AND TRANSPORT LINKS

Barclay Road is a sought-after street situated just off Eel Brook Common. It is well-located for a splendid array of local amenities with trendy restaurants such as the Michelin starred Harwood Arms, bars, a cinema complex, shops and boutiques and a choice of top grade supermarkets such as Waitrose and the awaited Marks and Spencer.

Fulham Broadway is the closest underground station (District Line), with convenient bus routes providing access to and from the West End. West Brompton Station, with its Overground link, is also nearby, ensuring excellent transport options.





Approximate Gross Internal Area = 211.2 sq m / 2273 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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