

STURGES  
LONDON

Farm Lane, Fulham  
£299,000 Leasehold





- **Rental Investment offering Gross Yield of 7.2%**
- **Attractive 1st Floor Studio Apartment**
- **Extremely Quiet & Discreet Location**
- **18' x 13'9 Studio Room**
- **Well Equipped Separate Kitchen**
- **Recently Extended 185 year Lease**
- **Moments from Waitrose & M&S Food**
- **Close to Fulham Broadway underground (District Line)**



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## Farm Lane, London

A well presented studio apartment located on the first floor of this secure purpose built building located on this quiet road tucked away behind Fulham Broadway.

The property comprises an attractive 18' x 13'5 Studio Room, a generous separate kitchen and bathroom all conveniently across one floor and is accessed by its own private front door off a private walkway to the rear of the property. Access to Farm Close is via secure gates fronting on to Farm Lane hence its unusually private and discreet situation.

A further benefit is the recently extended 185 year lease.

The property, currently let out to a long standing tenant, offers a particularly enticing opportunity as a working investment generating a gross yield of 7.2% based on the ERV.

Tucked away behind Fulham Broadway the property nonetheless benefits from immediate access to its extensive local amenities including Waitrose and the new Marks & Spencer Food outlet, in addition to the wide range of local shops, bars, pubs and restaurants and Fulham Broadway underground station (District Line) all situated moments from the property.

**Local Authority:** London Borough of Hammersmith & Fulham

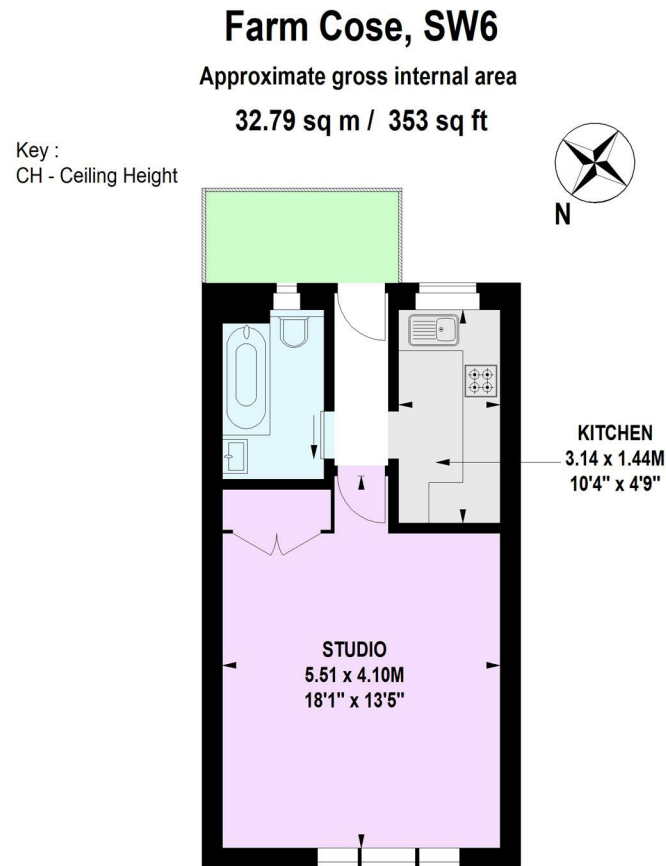
**Council Tax Band:** C

**Lease:** Approximately 185 years

**Service Charges:** Approximately £1559 pa

**Ground Rent:** Approximately 100 pa

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>77</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>55</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

**For more information, please contact:**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.