

# Fulham Palace Road

Hammersmith, London, W6





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Price Guide: £749,950

A superb investment opportunity generating £5,200/month (£62,400/year at over 8.3% yield). This beautifully presented and exceptionally spacious and bright three / four-bedroom, four bathroom split level flat with a fantastic 30' south west facing roof terrace, that offers versatile living accommodation and measures 1435 sq. ft. The property comprises a lovely open plan living space with a newly fitted kitchen, four generous double bedrooms and four well fitted bathrooms/shower rooms. Within the flat the top floor comprises a self-contained studio room with its own kitchen. Located within two minutes' from Charing Cross Hospital, this flat would be very popular with medical students and make an ideal investment or purchase for a first time buyer. It is also located within a 10-minute walk to both Hammersmith and Barons Court underground stations and within a short walk to the River Thames towpath and a variety of local amenities including Waitrose, Sainsburys, Café Nero as well as the River Thames' numerous restaurants, bars and pubs, including the Riverside Studios which boasts a cinema, two theatres, art gallery, restaurant and bar. Early viewing is highly recommended. No onward chain.

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Approximate Area = 1361 sq ft / 126.4 sq m  
 Limited Use Area(s) = 74 sq ft / 6.8 sq m  
 Total = 1435 sq ft / 133.2 sq m  
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rickson 2023. Produced for MoveWise - REF: 900569.



Exceptionally spacious and bright four bedroom split level flat

Measuring 1435 sq. ft. | Four well fitted bathrooms/shower | Open plan kitchen/reception | Roof terrace

Close to River Thames towpath | Short walk to Hammersmith & Barons Court stations | No onward chain

Ideal investment property | Leasehold (Long Lease) 1435 Sq. Ft. (133.2 Sq. M.)

All viewings by appointment through our **Hammersmith Office:**

T: 020 7385 7000  
 E: hammersmith@lawsonrutter.com

192 Fulham Palace Road, London W6 9PA

In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

