



All enquiries Ref: James Paterson



- Long leasehold first floor self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on Filmer Road between its junctions with Munster Road and Dawes Road. Public transport links include Parsons Green, Fulham Broadway and West Brompton stations together with a network of local bus services serving the surrounding vicinity. Road links include the Fulham Road (A304) and Fulham Palace Road (A308). Shopping amenities can be found locally within Munster Village/Fulham Road, with an extensive range of shops, bars and restaurants being found in Fulham Broadway and Parsons Green. Recreational pursuits can be found locally at the open spaces of Norman Park, Eel Brook Common and Bishops Park and along the River Thames.

Description:

Long leasehold first floor self-contained flat requiring modernisation

Accommodation:

First floor: One bedroom with en-suite shower room, reception room, kitchen, WC, hall

Outside: Communal courtyard

Gross Internal Area GIA: Approximately 30 sq m (324 sq ft)

EPC rating: D

Council Tax Band: C

Lease:

Sold with the benefit of a new long lease for a term of 990 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.



Note:

All services are disconnected and it is the buyers responsibility following completion to have the services re-connected by correctly qualified engineers. No warranties or guarantees are given as to the condition of the heating system or any services; the buyer must rely on their own inspection and enquiries.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

