



RARE FREEHOLD
FOR SALE
WITH DEVELOPMENT POTENTIAL

309 Lillie Road
Fulham London SW6 7LL
2233 sq ft GIA with garden



LOCATION

The property is prominently located on Lillie Road close to the junction with Munster Road in Fulham. The property benefits from good communications by local bus routes with Parsons Green and Brompton Road Tube Stations being the nearest.

SITUATION

The property is situated on the East side of the road opposite the Co-Op. Other occupiers nearby include a range of antique shops and local independent businesses serving the local affluent population.

DESCRIPTION

Victorian property forms part of a terrace of shops with residential accommodation above. The building is of brick construction with a London roof on basement ground and two upper floors until recently occupied by Mind. Fitted out to a modern standard with gas central heating, painted and plastered walls updated lighting and a linked smoke and fire alarm.





ACCOMMODATION

The property comprises the following approximate GIA floor areas:

Lower Ground	560 sq ft	52.1 sqm
Ground Floor	590 sq ft	54.8 sqm
First Floor	490 sq ft	45.6 sqm
Second Floor	496 sq ft	46.1 sqm
Long garden		
Garden Office	97 sq ft	9.0 sqm

PLANNING

An application for permitted development for two one bed flats will shortly be submitted. Existing and proposed plans available upon request.

Subject to planning it may be possible to further develop with a mansard extension and a further flat in the lower ground floor and rear ground floor similar to other properties in the parade.

VIRTUAL TOUR

PRICE

We are instructed to seek offers over £900,000

VAT

We understand that VAT will not apply on the sale of this property.

Viewing

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