



HMO - 1 FLAT & 6 BEDSITS (1 REGULATED TENANT)
OFFERS IN REGION OF £1,300,000 FH
72 BARONS COURT ROAD LONDON W14 9DU

 **Willmotts**

The Complete Property Service

020 8748 6644

- FREEHOLD HMO SALE
- ARRANGED AS 1 FLAT & 6 STUDIOS
- 1 ROOM LET TO REGULATED TENANT
- REPOSITION INTO SELF-CONTAINED FLATS
- 0.1 MILES TO BARONS COURT STATION

Description

The property is arranged:

Lower Ground floor - Essentially self contained 1 Bedroom flat with garden.

Raised GF

Front Studio with kitchenette

Rear Studio with separate Kitchen and elevated bed space.

First Floor

Front Studio with separate Kitchen .

Rear Studio with limited kitchen facilities.

There is a door between the studios.

Shared Shower /WC

Second Floor

Front Studio

Rear Studio

Shared shower room/ WC.

With the majority of the street having been repositioned into self-contained flats, this is a rare opportunity to purchase one of the last remaining freeholds on the road. The property has been in the owners family for 80 years and has been operated more recently as an HMO.

Location

Barons Court Road is located on the edge of Fulham and West Kensington and features in the immediate convenient local shopping and great transport links. Along the road is an award winning butcher and many lovely cafes. Being located on the door step of Barons Court Underground Station, it is also an ideal short term let opportunity subject to licensing.

Accommodation Schedule

The total floor area in terms of IPMS 3B basis is 2,459 Sq Ft (228.48 Sq M) Arranged over Basement, Raised Ground, First & Second Floors.

Tenure

Freehold subject to the regulated tenancy of rear Studio on the raised ground floor and as advised producing a current rental of £500 per calendar month.

Terms

Offers are invited in the region of £1,300,000 for our client's interest.

User

Class C3 of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

The Energy performance certificate has rating of D(63) . A copy of the EPC s available upon request

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

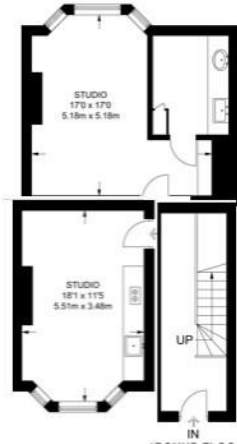
1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of
property
professionalism
worldwide

BARONS COURT ROAD LONDON W14
NOT TO SCALE



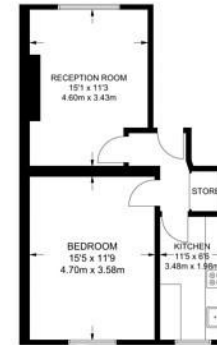
Lower GF Flat - 750 sq ft



GF Rooms 1 & 2



First Floor Flat 432 Sq ft



Second Floor Flat 476 sq ft



SECOND FLOOR COMMUNAL SPACE
38 SQ FT / 3.5 SQ M

GIA - 2,459 Sq Ft (228.48 Sq M)

Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Residential Team
T: 020 8222 9958
E: sales@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com



 **Willmotts**

The Complete Property Service

020 8748 6644