



Willmotts



WALHAM GREEN COURT

130 MOORE PARK ROAD, SW6 2PX

LONG LEASEHOLD FOR SALE / TO LET

APPROXIMATELY 1,272 SQ FT GROUND AND LOWER GROUND
FLOOR STUDIO STYLE RETAIL UNIT IN FULHAM BROADWAY

GALLERY



SPECIFICATION

- Kitchenette
- WCs
- Open plan space
- Shop frontage onto Moore Park Road.
- Floor to ceiling height front window
- 24-hour basement parking



Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2024

ABOUT

LOCAL

1. Fulham Broadway Centre
2. Whole Foods - Supermarket
3. Waitrose - Supermarket
4. North End Road Market
5. Butchers Hook - Pub
6. Mammolo - Coffee
7. Megan's - Restaurant
8. La Antico - Pizzeria



Fulham Broadway Centre



North End Road Market



Megan's Restaurant



**130
MOORE PARK
ROAD**

Contacts

Shaun Wolfe / Tristan David
swolfe@frostmeadowcroft.com
tdavid@frostmeadowcroft.com
www.frostmeadowcroft.com

Varol Zafer - v.zafer@willmotts.com 07900 224967
 Huseyin Zafer - h.zafer@willmotts.com 07918 482210
 Emily Bradshaw - e.bradshaw@willmotts.com 07920 769395
 Shahid Sadiq - s.sadiq@willmotts.com 07961 410931

**frost
meadowcroft**
020 8748 1200

020 8748 6644
Willmotts

A Great Space & Location

Walham Green Court is situated in the heart of Fulham, only a 5-minute walk south of Fulham Broadway Station. The retail studio is situated around similar properties in a courtyard area, with artist studios and The Tommy Tucker pub and restaurant.

The area is located one block south of the Fulham Road, offering strong access via car to both central and West London. Chelsea Football Club Stadium, Stamford Bridge is also situated a short walk north of the property.

The studio benefits from 24-hour basement parking, situated around the corner on Waterford Road. These are available on a separate license with the council.

The studio benefits from a kitchenette and WCs located in the basement. The ground floor offers an open plan space with a strong shop frontage onto Moore Park Road. The space benefits from a floor to ceiling height front window, giving great space to market.

Accommodation

FLOOR	SIZE SQ FT	SIZE SQ M
Ground	717	66.6
Basement	555	51.6
Total	1,272	118.2

Small Studio Style Unit

The office and retail space benefits from a ground floor open plan showroom, as well as an open place basement. The basement also benefits from a back entrance suitable for goods & services delivery.

Price & Terms

Guide Price Offers in excess of **£665,000**.

Rent Offers in excess of **£46,000 per annum** exclusive.

Tenure Leasehold, held on a lease for a term of **99 years** from 1996.

Transport Connections

Fulham Broadway Underground Station	2 mins walk
Parsons Green Underground Station	10 min walk
West Brompton Station	15 min walk
Imperial Wharf Overground Station	15 min walk