

# LONG LEASEHOLD FOR SALE / TO LET APPROXIMATELY 1,272 SQ FT GROUND AND LOWER GROUND FLOOR STUDIO STYLE RETAIL UNIT IN FULHAM BROADWAY

130 Moore Park Road, SW6 2PX

WALHAM GREEN COURT

## GALLERY



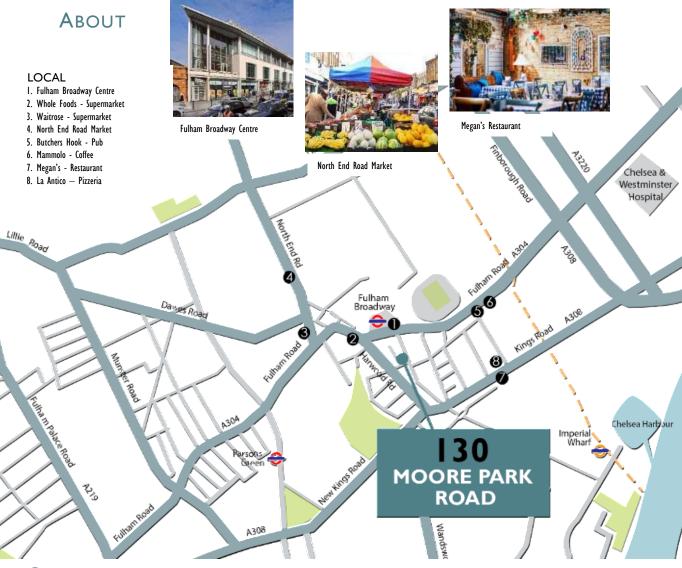






- Kitchenette
- WCs
- Open plan space
- Shop frontage onto Moore Park Road.
- Floor to ceiling height front window
- 24-hour basement parking

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



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# A Great Space & Location

Walham Green Court is situated in the heart of Fulham, only a 5minute 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