

## lot 15

207 Munster Road, Fulham  
London SW6 6BX

Rent  
**£12,000**  
per annum  
exclusive  
with Vacant  
Possession of  
Residential  
Flats

**Freehold Retail & Residential  
Opportunity in Prime London Location**

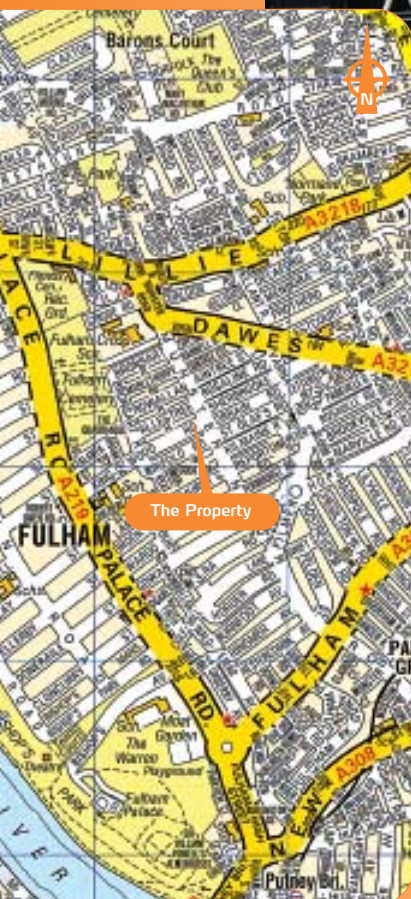
- Residential flats to be offered with full vacant possession
- Benefits from rear garden and two self-contained residential flats with roof terrace
- Highly affluent and sought after West London location in 'Munster Village'

- Planning permission previously granted for use of the basement and part ground floor as a self-contained maisonette
- Six Week Completion Period Available



On behalf of  
Joint LPA  
Receivers

Edward  
Symmons



**Location**

Miles: 1.5 miles south of Hammersmith  
2.6 miles west of Chelsea  
4 miles south-west of Central London  
Roads: A4, M4 (Junction 1), M25 (Junction 15), A219, A3  
Rail: Parsons Green Underground Station,  
Fulham Broadway Underground Station (District Line)  
Air: London Heathrow Airport, London Gatwick Airport

**Situation**

The property is situated within a popular retail and residential location known locally as 'Munster Village' which is characterised by boutique retailers, delicatessens and various leisure establishments. Fulham Broadway is within walking distance providing an extensive range of national occupiers and local amenities.

**Description**

The property comprises a ground floor retail unit with basement, a self-contained flat with kitchen, bathroom and 2 rooms on the first floor and a maisonette on the second and third floors arranged to provide kitchen, bathroom, 3 rooms and a roof terrace. The property also benefits from a garden to the rear.

**Tenure**

Freehold.

**Planning**

Full planning permission was previously granted on 31st July 2007 under Application Reference 2007/02573/FUL, for use of the basement and part ground floor as a self-contained residential maisonette. For further information, please refer to the planning documents in the legal pack or to: Hammersmith & Fulham Council, Town Hall, King Street, Hammersmith, London W6  
Tel: 020 8748 3020. Website: www.lbhf.gov.uk

**VAT**

VAT is not applicable to this lot.

**Note**

The property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

| Floor          | Use                                         | Floor Areas (Approx)             |             | Tenant                             | Term                | Rent p.a.x     |
|----------------|---------------------------------------------|----------------------------------|-------------|------------------------------------|---------------------|----------------|
| Basement       | Ancillary                                   | 62.48 sq m                       | (673 sq ft) | <b>A PERRY<br/>(t/a Black Pig)</b> | Tenancy at will (i) | £12,000        |
| Ground         | Retail                                      | 46.75 sq m                       | (504 sq ft) |                                    |                     |                |
| First          | Residential – 2 Rooms, Kitchen and Bathroom | 47.75 sq m                       | (514 sq ft) | <b>VACANT<br/>POSSESSION</b>       |                     |                |
| Second & Third | Residential – 3 Rooms, Kitchen and Bathroom | 79.43 sq m                       | (855 sq ft) |                                    |                     |                |
| <b>Totals</b>  |                                             | <b>236.41 sq m (2,546 sq ft)</b> |             |                                    |                     | <b>£12,000</b> |

(i) The tenant is occupying under a tenancy at will which can be determined at any time by either party.

**For further details please contact:**

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