

A bright, modern living room with a white fireplace and built-in shelves. The room features a dark grey sofa, a white coffee table, and large windows with blue curtains. The walls are white, and the floor is covered in light-colored carpet. The room is well-lit by natural light from the windows and track lighting on the ceiling.

STURGES
LONDON

Barclay Road, Fulham
£1,000,000 Leasehold - Share of Freehold



- 3 Bedroom, 2 Bathroom Top Floor Maisonette
- Lovely, Light Reception with Feature Fireplace
- Separate Large Galley Kitchen
- Flat Roof with Planning Consent for a Terrace
- Approx. 946 sq ft [88 sq m]
- Great Storage Throughout
- Sought After Residential Road
- Excellent Location just outside Fulham Broadway



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LONDON



Barclay Road, Fulham

A 3 bedroom, 2 bathroom maisonette spread across the top two floors of this substantial converted house in this desirable location. The property offers spacious internal accommodation of approximately 946 sq ft [88 sq m] comprising a generous 18' x 13' reception room with feature fireplace, a separate, large rear facing kitchen and offers generous internal storage throughout.

A particular benefit of the property is the demised flat roof at the rear which has recently been granted planning consent to convert into a permitted south west facing rear roof terrace which would be a particularly desirable addition to the flat. For more information, planning ref no.: 2025/03331/FUL

Barclay Road is highly regarded "no through" residential street tucked away behind Fulham Broadway and therefore provides momentary access to the endless range of local amenities that the Broadway offers including a wide range of local shops, bars and restaurants, the new M&S food store, Waitrose and, for transport, Fulham Broadway underground station (District Line) located a mere 3 minutes from the property.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: F

Lease: 999 year Lease & Share of Freehold

Service Charges: £TBC

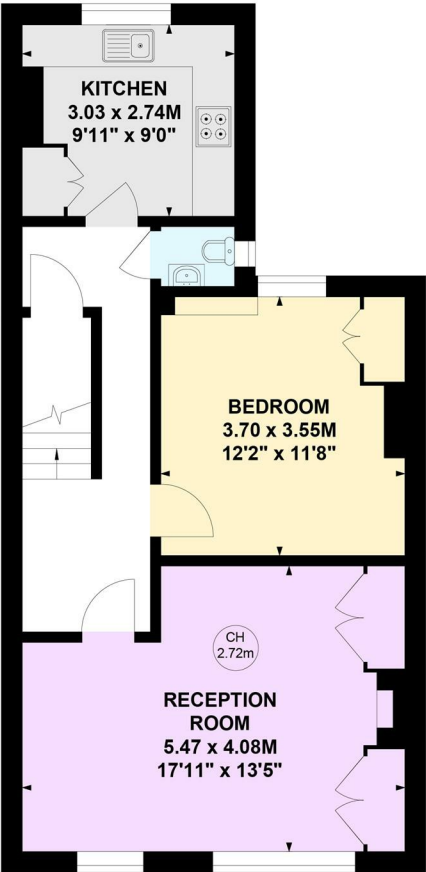
Ground Rent: £0

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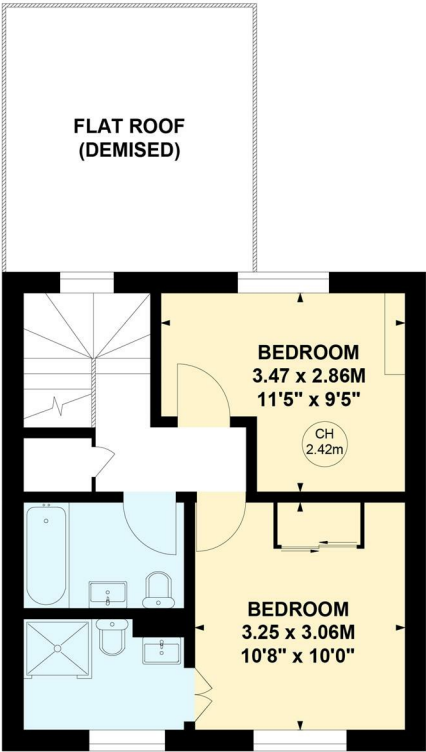
Barclay Road, SW6

Approximate gross internal area
87.86 sq m / 946 sq ft

Key :
CH - Ceiling Height



First Floor



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.