

STURGES
LONDON

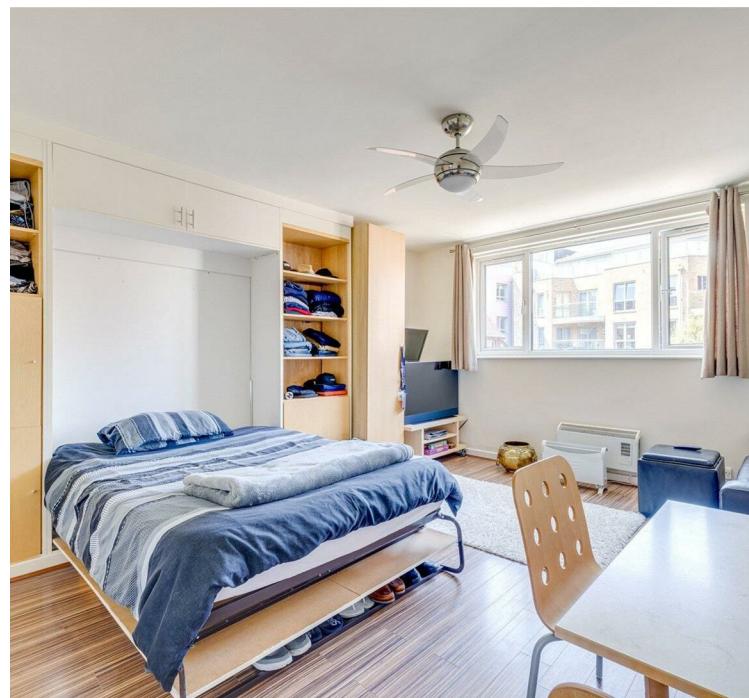
Farm Lane, Fulham

£299,000 Leasehold





- **Rental Investment offering Gross Yield of 7.2%**
- **Attractive 1st Floor Studio Apartment**
- **Extremely Quiet & Discreet Location**
- **18' x 13'9 Studio Room**
- **Well Equipped Separate Kitchen**
- **Recently Extended 185 year Lease**
- **Moments from Waitrose & M&S Food**
- **Close to Fulham Broadway underground (District Line)**



STURGES
LONDON



Farm Lane, London

A well presented studio apartment located on the first floor of this secure purpose built building located on this quiet road tucked away behind Fulham Broadway.

The property comprises an attractive 18' x 13'5 Studio Room, a generous separate kitchen and bathroom all conveniently across one floor and is accessed by its own private front door off a private walkway to the rear of the property. Access to Farm Close is via secure gates fronting on to Farm Lane hence its unusually private and discreet situation.

A further benefit is the recently extended 185 year lease.

The property, currently let out to a long standing tenant, offers a particularly enticing opportunity as a working investment generating a gross yield of 7.2% based on the ERV.

Tucked away behind Fulham Broadway the property nonetheless benefits from immediate access to its extensive local amenities including Waitrose and the new Marks & Spencer Food outlet, in addition to the wide range of local shops, bars, pubs and restaurants and Fulham Broadway underground station (District Line) all situated moments from the property.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: C

Lease: Approximately 185 years

Service Charges: Approximately £1559 pa

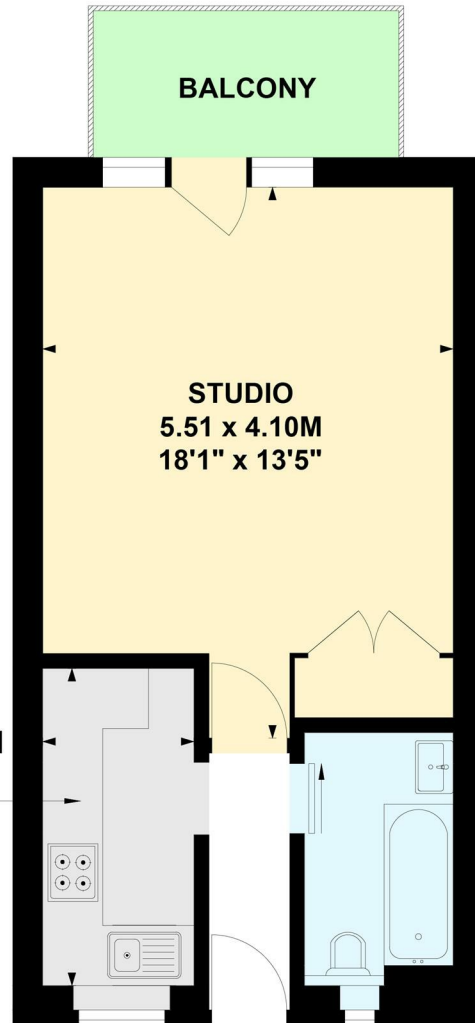
Ground Rent: Approximately 100 pa

STURGES
LONDON

Farm Lane, SW6

Approximate gross internal area
32.91 sq m / 354 sq ft

Key :
CH - Ceiling Height



First 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		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

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.