

Barnard Marcus are delighted to offer a unique opportunity to purchase this fantastic investment, development and break-up opportunity in Fulham.



57, 58, 59, 61, 62, 63 & 64 Fulham Park Gardens, SW6 4LB

- Arranged as total of 27 flats
- Six vacant flats
- Eighteen flats let on Assured Shorthold Tenancies
- Three flats let on Regulated Tenancies
- Current rents from tenanted flats £384,216 per annum
- Vacant basements and roof voids with potential
- Programme of modernisation and development required

Location:

These "Lion" Houses are located within one of the most desirable residential areas of Fulham just to the south of Fulham Road. The majority of housing in this location is of period terraced dwellings either divided as flats or in single family use as substantial dwellings. Much of the location falls within a conservation area which helps preserve the aesthetic of the location and increase desirability. The properties have the benefit of being within walking distance of the various bars, restaurants and other facilities in Fulham. Putney Bridge Underground Station (District Line) is within less than a 10 minute walk (0.3 mile) which, together with local bus services provide excellent public transport links to the location. The open spaces of Bishops Park and Hurlingham Park are also both within a few minutes' walk of Fulham Park Gardens.

Description:

Each of these buildings is arranged to provide a number of self-contained flats. For all the buildings except for No 61, each building provides: two self-contained studio flats at ground floor level, a first floor 3 bed self-contained flat and a top floor self-contained 3 bed flat. These buildings also have unused basement areas and roof voids that could, subject to all necessary consents, provide development potential. No 61 Fulham Park gardens is the only one of these seven buildings with a different layout. This property appears to be a post-war infill house albeit of very similar style to the others and is arranged to provide three self-contained flats with one flat per floor, each flat comprising three bed accommodation. A full schedule of accommodation, tenancies, photos of vacant flats and sample floor plans are provided within these sales details.



57 Fulham Park Gardens



58 Fulham Park Gardens

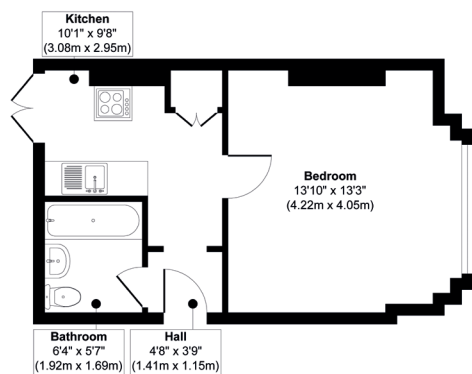


59 Fulham Park Gardens

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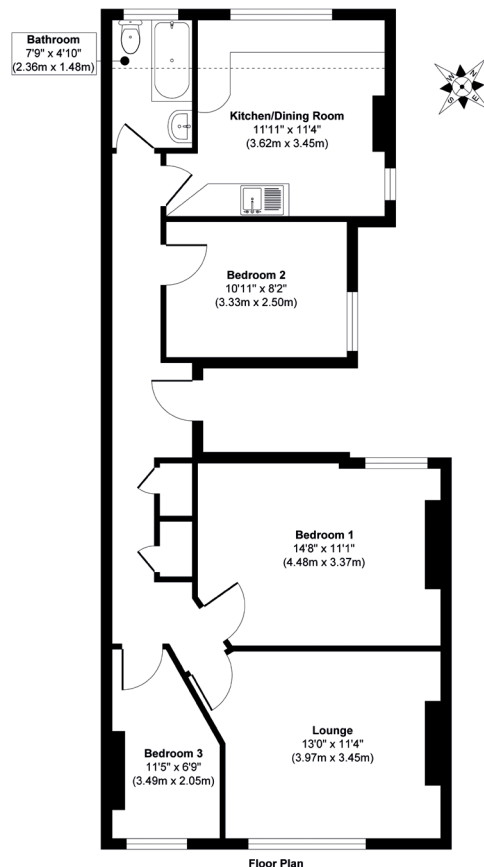


Address	Description	Bedrooms	Status	EPC	Tenancy Type	End of Tenancy	Current rent pcm	Floor Area (estimated)
57	Front Ground floor	Studio	Occupied	E	AST (6 months break clause)	25th April 2025	£1,240	300 sq.ft
57	Rear Ground Flat	1	Occupied	D	AST (2 months notice)	18th Sept2024	£1,417	298 sq.ft (no shower)
57	First Floor Flat	3	Occupied	C	AST (2 months notice)	3rd June 2024	£2,004	740 sq.ft
57	Top Floor Flat	3	Occupied	D	AST (fixed)	27th May 2023	£1,703	740 sq.ft
58	Front Ground Floor	Studio	Occupied	D	Regulated	Regulated	£762	300 sq.ft
58	Rear Ground Flat	1	Occupied	D	AST (2 months notice)	8th May 2024	£1,352	298 sq.ft
58	First Floor Flat	3	Occupied	D	AST (2 months notice)	27th June 2024	£2,009	740 sq.ft
58	Top Floor Flat	3	Vacant	E	Vacant		0	790 sq.ft
59	Front Ground Floor	Studio	Occupied	E	AST (6 months break)	17th August 2024	£1,300	300 sq.ft
59	Rear Ground Flat	1	Occupied	D	AST (periodic)	Rolling over	£1,221	298 sq.ft
59	First Floor Flat	3	Occupied	D	AST (2 months notice)	2nd Sept 2024	£1,995	740 sq.ft
59	Top Floor Flat	3	Occupied	E	AST (fixed)	13th August 2024	£1,627	740 sq.ft
61	Ground Floor Flat	3	Occupied	C	AST (2 months notice)	3 rd March 2024	£1,943	740 sq.ft
61	First Floor	3	Vacant	D	Vacant			821 sq.ft
61	Top Floor	3	Vacant	E	Vacant			823 sq.ft
62	Front Ground Floor	Studio	Occupied	F	Regulated	Ongoing	£702	300 sq.ft
62	Rear Ground Flat	1	Occupied	D	AST (2 months notice)	20th April 2024	£1,318	298 sq.ft
62	First Floor Flat	3	Occupied	C	AST (2 months notice)	31st July 2024	£1,970	740 sq.ft
62	Top Floor Flat	3	Vacant	None	Vacant			797 sq.ft
63	Front Ground Floor	Studio	Occupied	D	AST (2 months notice)	31 st August 2024	£1,181	300 sq.ft
63	Rear Ground Flat	1	Vacant	D	Vacant			298 sq.ft
63	First Floor Flat	3	Occupied	C	AST (2 months notice)	3 rd Sept 2024	£1,948	740 sq.ft
63	Top Floor Flat	3	Occupied	E	AST (2 months notice)	4 th Sept 2024	£1,732	740 sq.ft
64	Front Ground Floor	Studio	Vacant	F	Vacant		£0	316 sq.ft
64	Rear Ground Flat	1	Occupied	D	AST (2 months notice)	26 th April 2024	£1,157	298 sq.ft
64	First Floor Flat	3	Occupied	D	AST (2 months notice)	31 st October 2024	£2,057	740 sq.ft
64	Top Floor Flat	3	Occupied	G	Regulated	Regulated	£1,380	740 sq.ft
Totals							£32,018	14,975 sq.ft



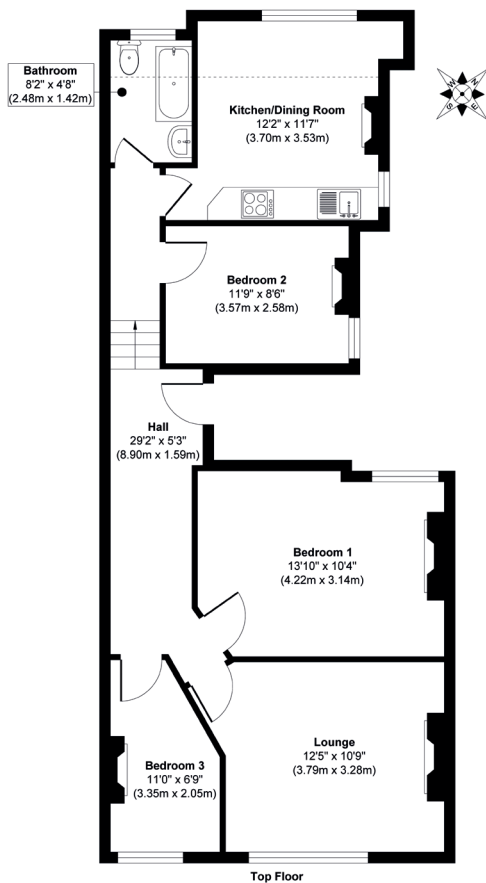
Floor Plan

No.64 Ground floor flat



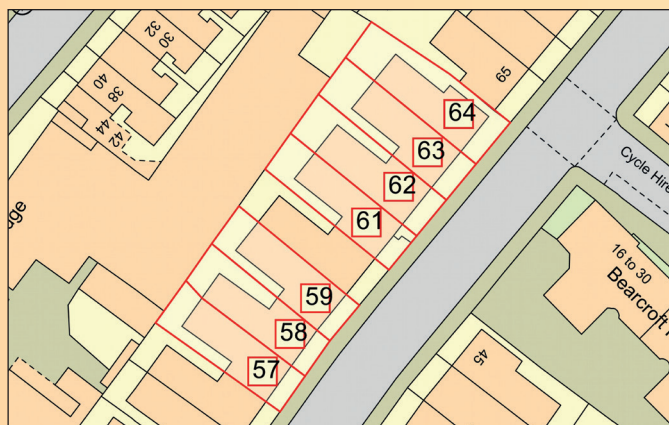
Floor Plan

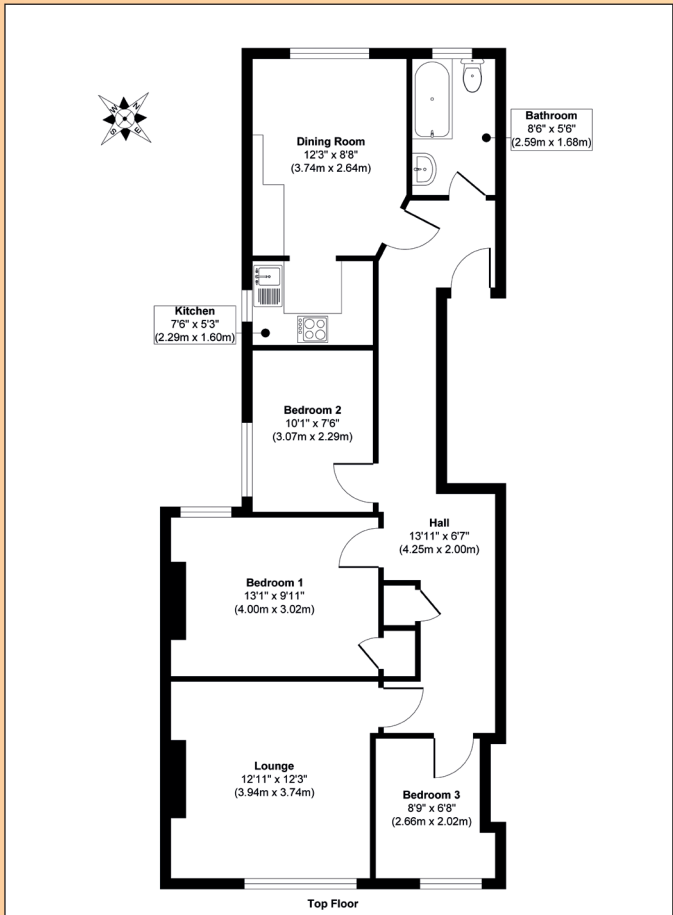
No.62 First floor flat



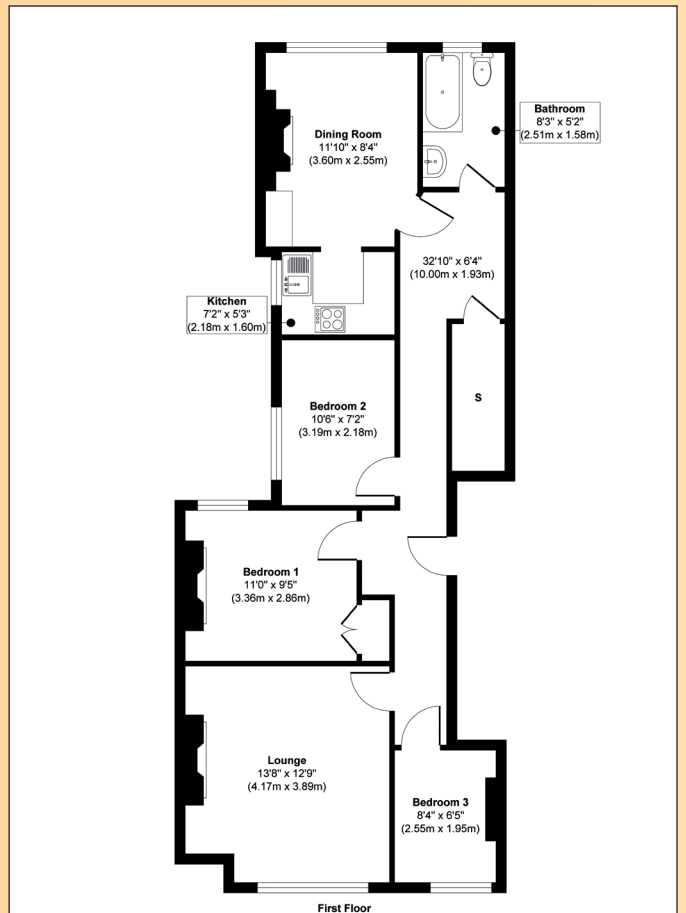
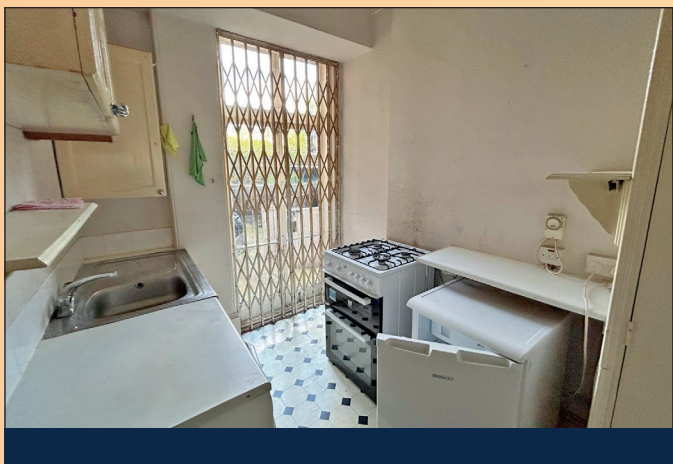
Top Floor

No.58 Top floor flat





No.61 Top floor flat



No.61 First floor flat

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Potential:

Whilst the buildings are currently managed by local managing agents, the properties are held in a trust who have not aggressively managed the asset for several years. As flats have come vacant, they have not refurbished and re-let, they have not revised rents to a modern/current level and many of the tenants have been in occupation for a number of years. This now provides the opportunity for a buyer to consider an array possibilities which could include a combination of:

- Refurbishment and new lettings to current rental values.
- Development of the basement and roof voids (similar to other houses in the road).
- Sale of Individual Flats either in current or modernised condition.
- Conversion to Single Family Dwellings

Note:

Purchasers considering development prospects are deemed to rely solely on their own independent enquiries as to permissions required for intended development schemes.

Viewing:

Viewing of vacant parts is strictly by appointment only. No casual callers will be permitted access.

Tenure:

Freehold – held in two titles.

Offers Invited:

Guide price £10,500,000

Method of Sale:

- A document room is available, with access by request only.
- Offers are now being invited and will be responded to when received.
- Any offers must state the full name of the bidder, provide information and evidence as to how the purchase is to be funded and anticipated timescales for exchange and completion following receipt of a full legal pack and draft contract.
- Offers made by agents on behalf of clients must include all data as above.
- Offers should be submitted in writing only to chris.glenn@sequencehome.co.uk



61 Fulham Park Gardens



62 Fulham Park Gardens



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64 Fulham Park Gardens

All enquiries and access to view please contact Chris Glenn or Callum Glenn. Tel: 020 8741 9990
Email: chris.glenn@sequencehome.co.uk or callum.glenn@barnardmarcus.co.uk