

LOT
7

By Order of a Major Housing Association

20b Byam Street, Fulham, London SW6 2RF

Guide Price £490,000*

FIRST FLOOR TWO BEDROOM CONVERSION FLAT IN PRIME LOCATION



The property is located in a tree lined road close to the A217 Wandsworth Bridge Road. The area is well served by shops and bus routes. The flat is within walking distance of Parsons Green Underground Station and Imperial Wharf Overground Station. The River Thames is located within a short walk to the south east. Good road links are easily accessible into London and the motorway network, particularly the A4 that is located a few miles to the north. The area is predominantly residential with good local facilities. The property is a converted first floor flat forming part of an older style terraced dwelling that has been sub divided into a pair of self-contained flats. The property has gas fired central heating and is presented in reasonable order throughout, although would still benefit from some improvement. The property offers two bedroom and one reception room accommodation with associated kitchen and bathroom facilities. There may be scope to go into the loft area subject to obtaining any necessary consent that may be required. The flat is sold with vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Landing, Bedroom one, Bedroom two, Lounge, Kitchen, Bathroom.

TENURE

Leasehold. A new 125 year lease will be granted upon completion.

LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith and Fulham
Council Tax Band D
EPC Band C

VIEWING TIMES

Thursday 13th October @ 12.30-1pm
Tuesday 18th October @ 12.30-1pm
Saturday 22nd October @ 11-11.30am



*The floor area shown is an approximate guide only and should not be used as a basis for any calculation. The actual floor area may vary slightly from the figures shown. The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) floor area measurement code.

STARTING BID

FINAL BID

NOTES SOLD UNSOLD SOLD PRIOR WITHDRAWN