



## WALHAM GREEN COURT

130 MOORE PARK ROAD, SW6 2PX

## LONG LEASEHOLD FOR SALE / TO LET

APPROXIMATELY 1,272 SQ FT GROUND AND LOWER GROUND  
FLOOR STUDIO STYLE RETAIL UNIT IN FULHAM BROADWAY

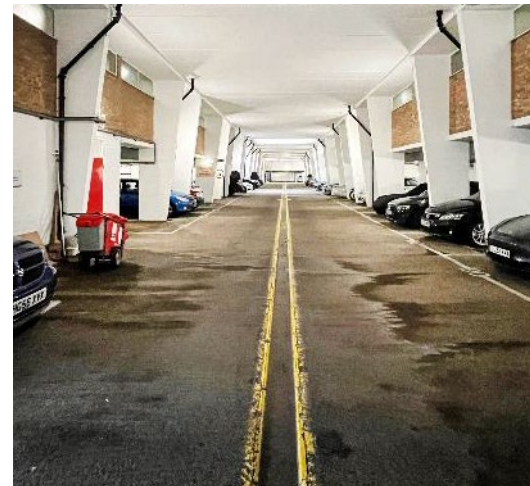


## GALLERY



## SPECIFICATION

- Kitchenette
- WCs
- Open plan space
- Shop frontage onto Moore Park Road.
- Floor to ceiling height front window
- 24-hour basement parking





## ABOUT

### LOCAL

1. Fulham Broadway Centre
2. Whole Foods - Supermarket
3. Waitrose - Supermarket
4. North End Road Market
5. Butchers Hook - Pub
6. Mammolo - Coffee
7. Megan's - Restaurant
8. La Antico - Pizzeria



Fulham Broadway Centre



North End Road Market



Megan's Restaurant



## Contact

Shaun Wolfe / Tristan David  
[swolfe@frostmeadowcroft.com](mailto:swolfe@frostmeadowcroft.com)  
[tdavid@frostmeadowcroft.com](mailto:tdavid@frostmeadowcroft.com)  
[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)

**frost  
meadowcroft**  
020 8748 1200

## Public Transport Connections

<b>Fulham Broadway Underground Station</b>	2 mins walk
<b>Parsons Green Underground Station</b>	10 min walk
<b>West Brompton Station</b>	15 min walk
<b>Imperial Wharf Overground Station</b>	15 min walk

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## A Great Space & Location

Walham Green Court is situated in the heart of Fulham, only a 5-minute walk south of Fulham Broadway Station. The retail studio is situated around similar properties in a courtyard area, with artist studios and The Tommy Tucker pub and restaurant.

The area is located one block south of the Fulham Road, offering strong access via car to both central and West London. Chelsea Football Club Stadium, Stamford Bridge is also situated a short walk north of the property.

The studio benefits from 24-hour basement parking, situated around the corner on Waterford Road. These are available on a separate license with the council.

The studio benefits from a kitchenette and WCs located in the basement. The ground floor offers an open plan space with a strong shop frontage onto Moore Park Road. The space benefits from a floor to ceiling height front window, giving great space to market.

## Accommodation

FLOOR	SIZE SQ FT	SIZE SQ M
Ground	717	66.6
Basement	555	51.6
<b>Total</b>	<b>1,272</b>	<b>118.2</b>

## Small Studio Style Unit

The office and retail space benefits from a ground floor open plan showroom, as well as an open place basement. The basement also benefits from a back entrance suitable for goods & services delivery.

## Price & Terms

Guide Price: Offers in excess of **£665,000**.

Rent: Offers in excess of **£46,000 per annum** exclusive.

Tenure: Leashold, held on a lease for a term of 99 years from 1996.