



CHATTERTON | REES



45 Holmead Road, London, SW6 2JD
Offers in excess of £1,850,000





45 Holmead Road

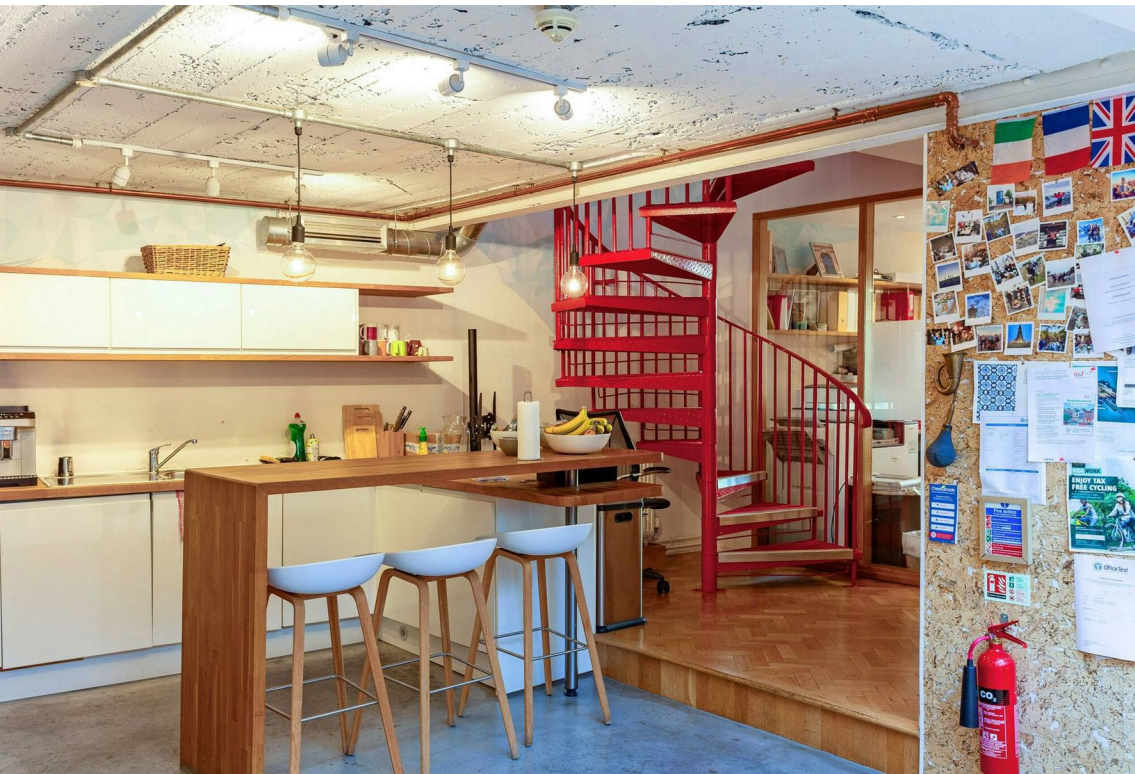
London, SW6 2JD

- Double Fronted Property
- Development Potential
- B1 Commercial
- Freehold Building
- Prime Location on the Fulham/Chelsea boarder
- Close to Transport Links

Nestled in the heart of Holmead Road, London, SW6, lies a charming period building waiting to be transformed into a beautiful residential property. Currently utilized as an office building, this property presents a rare opportunity for you to unleash your creativity and restore it to its former residential glory. Imagine the possibilities of creating your dream home in this desirable location.

This double fronted mews style house offers a generous 2,500sq ft of living space.

Offers in excess of £1,850,000





Directions

Holmead Road is ideally positioned just off the Chelsea/Fulham border and conveniently located for the shops and restaurants of the fashionable King's Road and Fulham Road, along with the fantastic transport links of Fulham Road. the nearest underground station is within easy walking distance at Fulham Broadway (District Line).





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ATHENA ADVISERS

PROPERTY

HOLMEAD ROAD, SW6
Approx. gross internal area
2497 Sq Ft. / 232.0 Sq M.

SECOND FLOOR

20' x 10'3"
(6.5m x 3.3m)

14' x 10'3"
(4.3m x 3.2m)

14' x 9'7"
(4.5m x 2.9m)

FIRST FLOOR

20'7" x 14'10"
(6.5m x 4.5m)

20'0" x 13'5"
(6.3m x 4.2m)

14'6" x 10'7"
(4.4m x 3.3m)

14'9" x 9'7"
(4.5m x 2.9m)

22'2" x 10'7"
(6.8m x 3.3m)

Garage
10'10" x 10'1"
(3.3m x 3.3m)

20'1" x 13'5"
(6.5m x 4.2m)

GROUND FLOOR

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

45 Cadogan Street, Sloane Square, London, SW3 2QJ
Tel: 020 3780 0580 Email: sales@chattertonrees.co.uk www.chattertonrees.co.uk

Energy Efficiency Rating

Rating	Range	Current	Potential
A	92 plus	Very energy efficient - lower running costs	Not energy efficient - higher running costs
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Range	Current	Potential
A	92 plus	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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