



Brandon House, Wyfold Road, Fulham,  
London SW6



# A stunning three floor warehouse conversion

This stunning warehouse conversion - recently refurbished to a very high standard throughout - is arranged on three floors and extends to approximately 1,952 sq feet. Offering huge flexibility on the use of space, the dramatic 42ft ground floor reception room has beautiful parquet flooring and a double height vaulted ceiling and windows which guarantee superb natural light. At first floor level there is a wonderfully spacious principal bedroom with a generous amount of wardrobes and storage, a studio / second bedroom and a large bathroom with bath and separate shower. On the lower ground floor there is a fully equipped kitchen and large separate utility room which currently doubles as a gym area.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 961 years remaining

**Ground rent:** £25.00 per annum, reviewed every year, next review due 2024

**Local authority:** London Borough of Hammersmith & Fulham

**Council tax band:** F





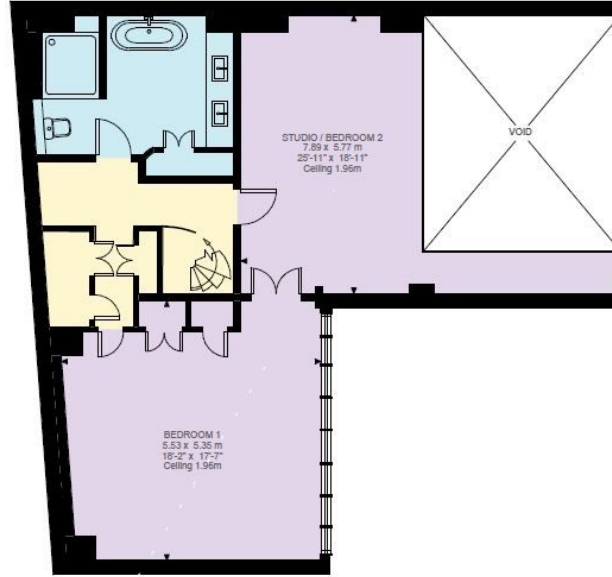
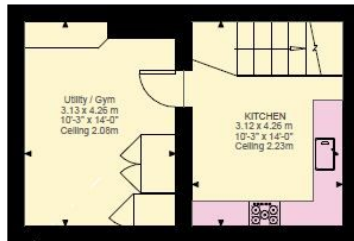
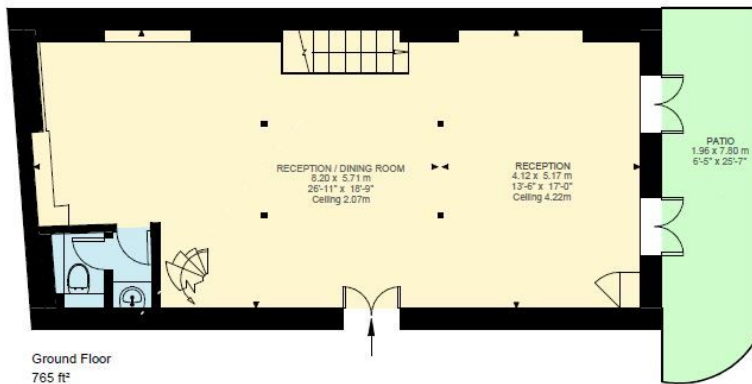
## Location

Brandon House is situated on a quiet street off the popular Munster Road where there is a wide range of local shops, bars and restaurants, whilst within easy reach of Parsons Green, Bishops Park and Craven Park for the football enthusiast. Additionally, Fulham offers fast access to the A4/M4 and A3/M25 providing direct routes to Central London, Heathrow and Gatwick airports together with the South coast and West country. There are no restrictions on applying for residents parking at this address.



## Approximate Gross Internal Floor Area 1952 sq ft / 181.34 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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