

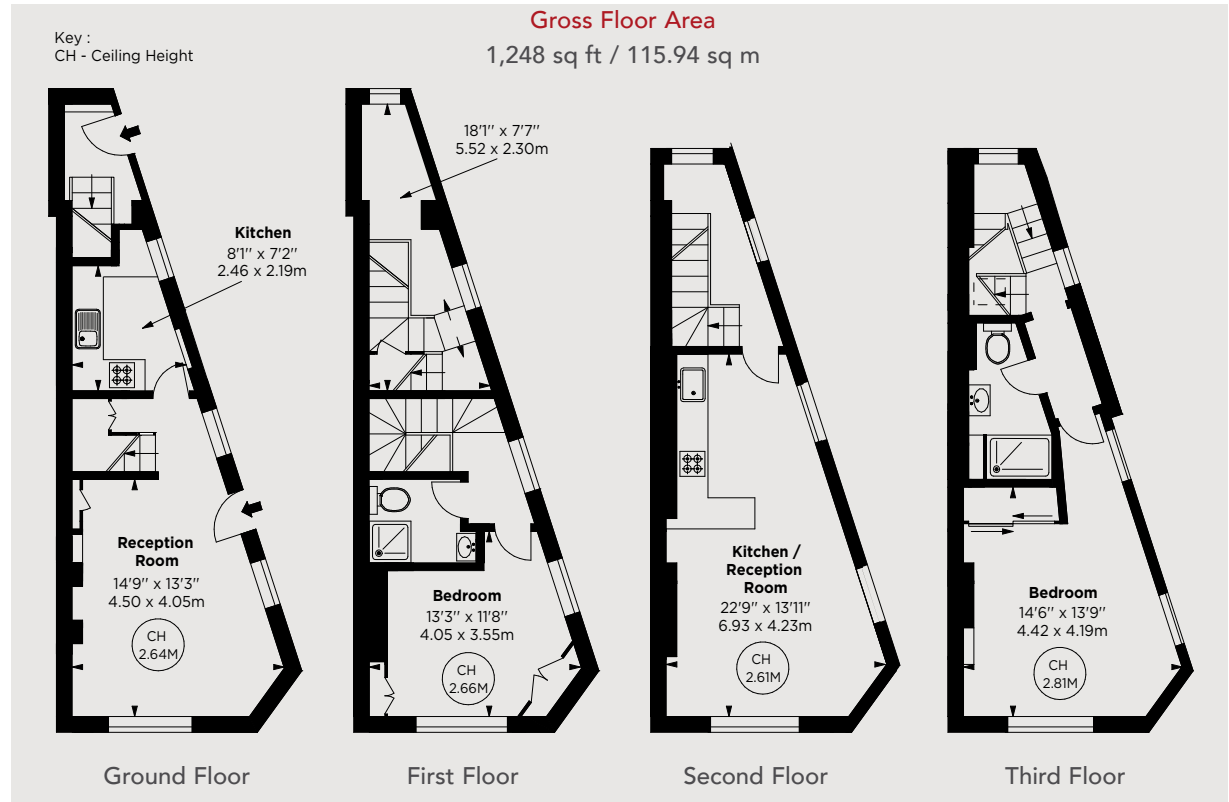


CRABTREE LANE FULHAM SW6

An exciting opportunity to acquire a freehold building, comprising of 2 very well presented separate apartments, both with their own front door, that would make an ideal rental investment.

With its' own front door, 81 is accessed into the sitting room which is bright, with wooden floors and towards the rear is a well appointed and modern kitchen. An internal staircase provides access to a good double bedroom with duel aspect, built in storage and shower room which doubles as a guest cloakroom. Accessed through a separate door on the ground floor, 81a offers an open plan reception room and kitchen with excellent light coming from 3 windows. On the top floor there is a good bedroom with built in storage and adjacent shower room which doubles as a guest cloakroom. 81a is currently rented on an AST, expiring in July 2021, at a rent of £415pw. 81 is currently vacant however was previously rented at £360pw therefore suggesting an ERV of £40,300 per annum.

2 x 1 bedroom flats, both comprising: Own Front Door • Kitchen • Reception Room • Bedroom • Built In Storage • Shower Room/Guest Cloakroom • EPC RATING D



MASKELLS

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TERMS

Asking Price: Upon Application

Tenure: Freehold

Local Authority: Hammersmith and Fulham

