

LOT  
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## 21 Pellant Road Fulham, London SW6 7NE

*In the Same Ownership for Over 15 Years*

Of interest to builders, developers and owner occupiers. A three bedroom end of terrace house with potential to convert into flats, conveniently located for the popular shopping and recreational amenities of Fulham. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Pellant Road and Delaford Street
- A range of shopping facilities can be found nearby and to a further extent along Fulham Road and Northend Road
- Recreational amenities of Normand Park, Lillie Road Recreation Ground and Eel Brook Common are easily accessible

 Fulham Broadway (District Line)

### Description

- A two storey end of terrace house
- In need of updating
- Potential to convert into flats (subject to requisite consents)
- Garage
- Rear patio garden

### Accommodation

- Ground Floor – Through Reception Room, Kitchen/Diner, WC
- First Floor – Three Bedrooms, Bathroom/WC

### Viewing

Please refer to our website  
[savills.co.uk/auctions](http://savills.co.uk/auctions)



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## 1A Glenrosa Street Fulham, London SW6 2QY

A two bedroom ground floor self-contained flat presented in good decorative order. **Vacant.**

### Tenure

Leasehold. 125 years from 24th June 2010.  
Ground rent £10 per annum.

### Location

- Situated close to the junction with Stephendale Road
- Shopping facilities are available locally and to a greater extent on Wandsworth Bridge Road, along with a good selection of bars and restaurants
- Recreational facilities can be found conveniently close by at South Park

 Parsons Green (District Line)

 Wandsworth Town

### Description

- A ground floor flat
- Forms part of an end of terrace property
- Presented in good decorative order
- Gas central heating (not tested)
- Own section of rear garden

### Accommodation

- Ground Floor – Entrance Hall, Three Rooms, Kitchen, Bathroom/WC

### Viewing

Please refer to our website  
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