

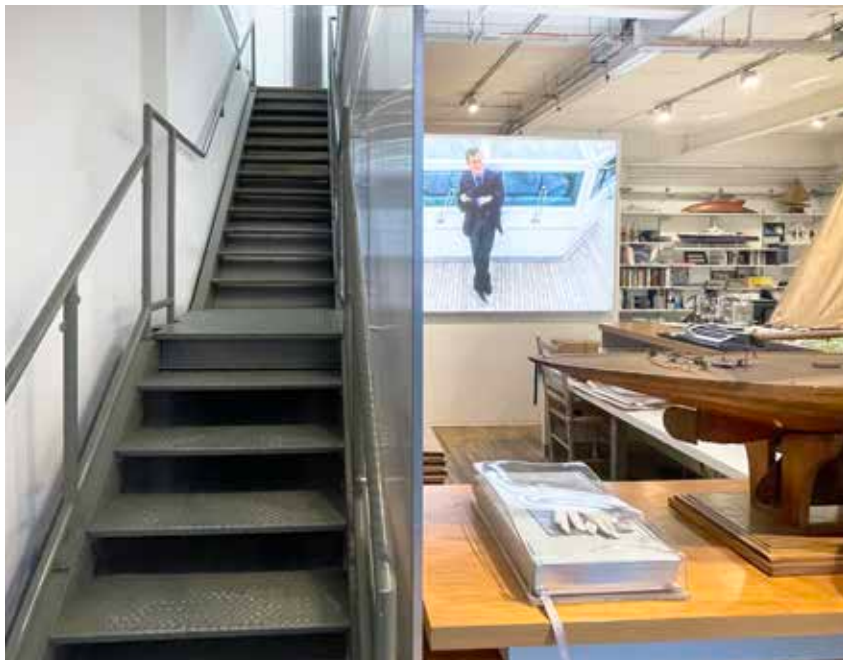
GROUND FLOOR

SPECIFICATION

- self-contained building
- comfort cooling
- separate entrance
- good natural light
- courtyard
- pendant lighting
- crittall windows
- high ceilings



ground floor reception



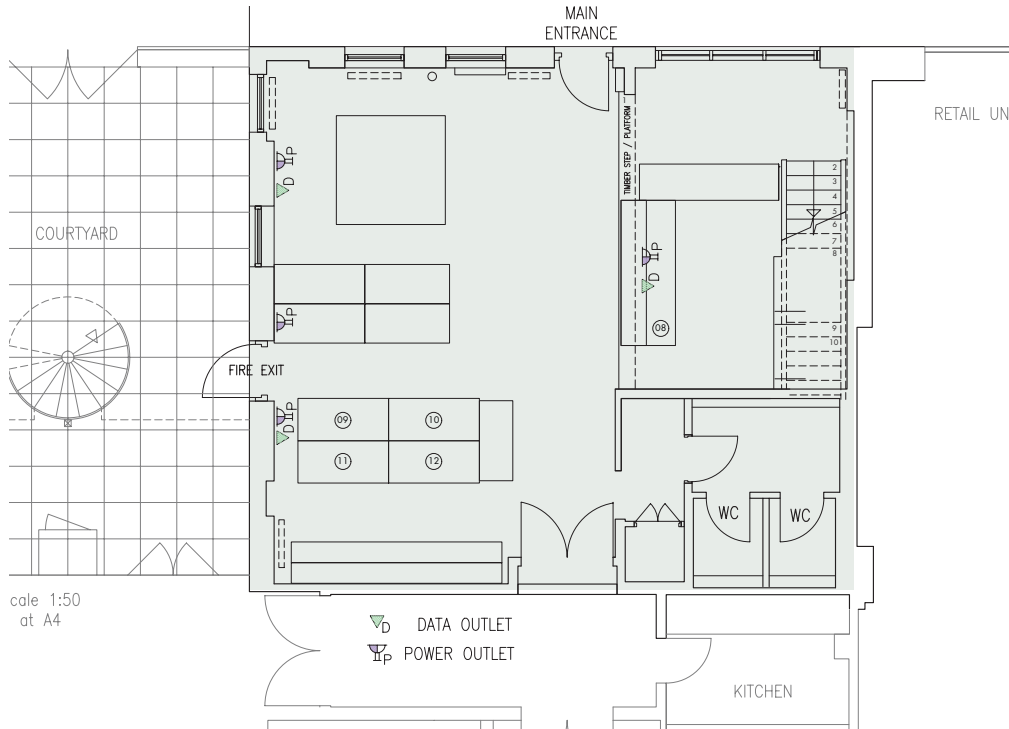
stairs to first floor



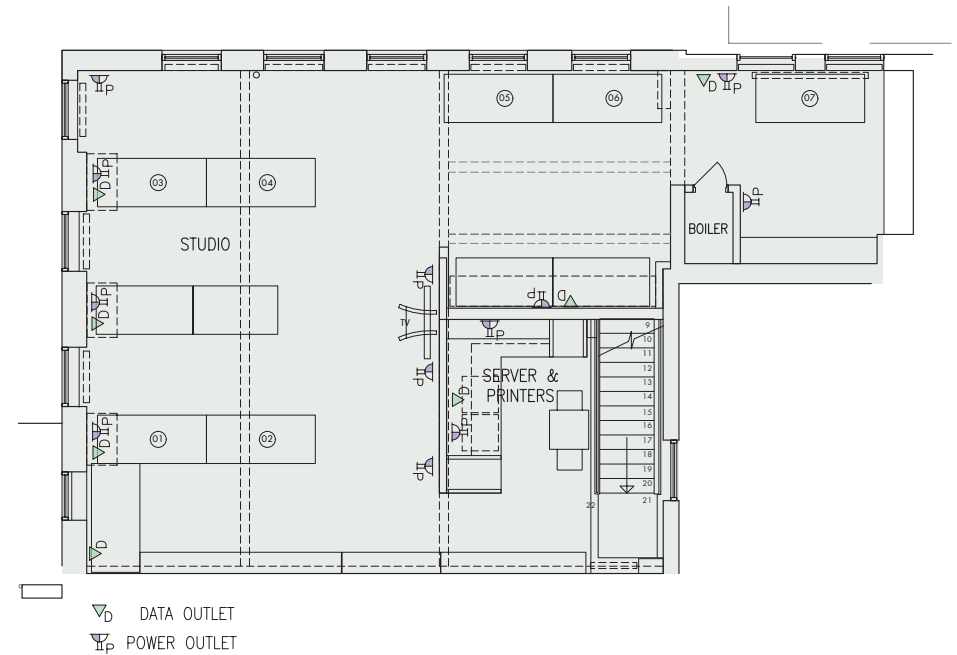
PLANS

WANDSWORTH BRIDGE ROAD

GROUND FLOOR



FIRST FLOOR



AERIAL OVERVIEW



ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
First - floor	932 sq ft	86.58 sq m
Ground - front	742 sq ft	68.93 sq m
TOTAL - net internal	1,674 sq ft	155.51 sq m

Gross internal area including staircase & WCs approximately 1,900 sq ft.

LOCAL

BUSINESSES

Hurlingham Business Park:

- Goldcrest Land PLC
- Gucci Watches
- RT Software
- Genesis Imagine
- London FA
- Thomas Lyte (English luxury brand)

SHOPPING

- Sainsburys
- Kenricks (wine merchant)
- Porcelanosa (luxury, kitchens & bathrooms)
- Dreams
- The Boutique (bridal shop)

HEALTH

- Namaste Coffee & Yoga
- Harbour Clubs Chelsea
- Parsons Green Sports & Social Club
- Hurlingham Club



LOCATION

Bridge Studios is located towards the southern end of Wandsworth Bridge Road close to Wandsworth Bridge. Wandsworth Bridge road is an important link for South London and allows good access to Fulham, Kings Road and the West of London. Local public transport includes the Imperial Wharf rail station, Fulham Broadway (District line). Wandsworth Town overland service is also within walking distance. There are also numerous Buses along Wandsworth Bridge Road.

CONNECTIVITY TO



Clapham Junction	13 mins
High Street Kensington	19 mins
Sloane Square	22 mins
Victoria	25 mins
Waterloo.....	29 mins
Oxford Circus.....	29 mins
Paddington	37 mins
Kings Cross St Pancras	37 mins
Heathrow Terminals 1-3.....	67 mins

Source: Citymapper.com using a combination of London Transport from Wandsworth Bridge Road

PUBLIC TRANSPORT CONNECTIONS INCLUDE

Wandsworth Town Overground (Overground trains)

0.6 miles 10 minute walk

Imperial Wharf Overground (Overground trains)

0.6 miles 11 minute walk

Parsons Green (District Line)

0.8 miles 16 minute walk

BUILDING ADDRESS:
2 BRIDGE STUDIOS
318-326 Wandsworth Bridge Road
Fulham SW6 2TZ



- 1. IlPagiaccio Italian
- 2. Archies Kitchen
- 3. Harbour Club
- 4. Sainsburys
- 5. Café (South Park)
- 6. Duke on the Green
- 7. Argon House
- 8. Starbucks
- 9. Sands End - Gastro Pub

THE DETAILS

TENURE

The property is held on a 999 year leasehold interest.

GUIDE PRICE

Offers in excess of £995,000

RATES

Rateable value is £35,500. Rates payable are approximately £17,465 per annum (£10.43 per sq ft). Occupiers should make their own enquiries to London Borough of Hammersmith & Fulham.

EPC

Rated C

VAT

VAT is applicable to the sale price

PLANNING

The property may be suitable for conversion to alternative uses subject to planning consents. The building is in London Borough of Hammersmith & Fulham. Conversion to residential may be possible, under Permitted Development Rights.

In 2015 consent was granted for the change of use of ground and first floor levels of Britannia Row Studios (the twin building to the right hand side of the courtyard) from an office use (Class B1) to 2 x 2 bedroom self-contained residential flats (Class C3) Planning ref: 2015/O3844/PD56

CONTACT

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Misrepresentation Act 1967:
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Brochure December 2023

