

 [View Video Tour](#)

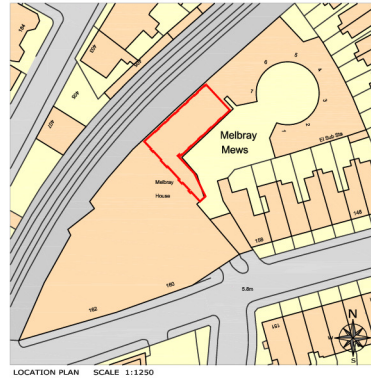
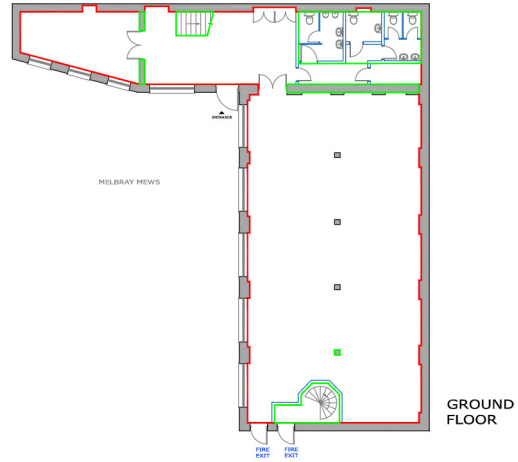
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Self contained mews office for sale
MELBRAY HOUSE, 158 HURLINGHAM ROAD, FULHAM, SW6 3NG
5,098 SQ FT (473.62 SQ M)

PLEASE NOTE: THIS IS AN A3 PLAN. IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

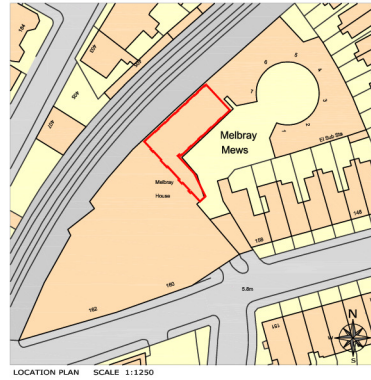
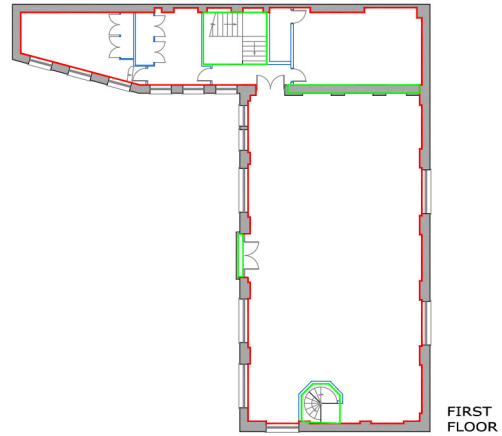


drawing address	location/details	date	scale
MELBRAY HOUSE 158 HURLINGHAM ROAD LONDON SW6 3NG	GROUND FLOOR LEASE PLAN	02/08/11	1/200
		dwg. no.	sheet
		PP1431-07	A4



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drawing address	location/details	date	scale
MELBRAY HOUSE 158 HURLINGHAM ROAD LONDON SW6 3NG	FIRST FLOOR LEASE PLAN	02/08/11	1/200
		dwg. no.	sheet
		PP1431-08	A4



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ORDNANCE SURVEY PLAN REFERENCE	COUNTY GREATER LONDON	SHEET	NATIONAL GRID TQ2476	SECTIC R
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Scale: 1/1250

Crown copyright 197

Old Reference LN X 37 K 1Pc c

BOROUGH OF HAMMERSMITH AND FULHAM



LOCATION

Situated at the southern end of New Kings Road just to the north side of the River Thames, Putney Bridge (District Line) Underground Station and bus terminal is just 3 minutes' walk away. A short walk across Putney Bridge, the High Street offers excellent shopping, restaurants and bars with Putney mainline station (for Waterloo).

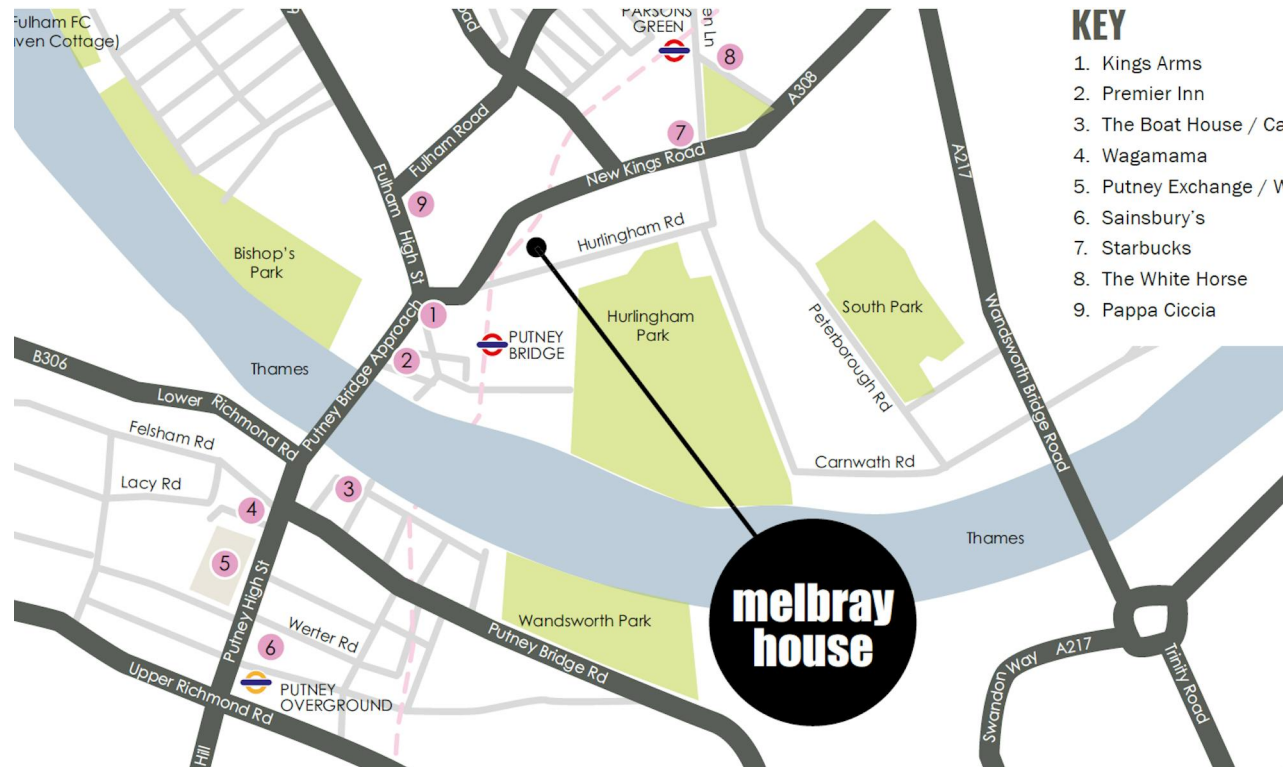
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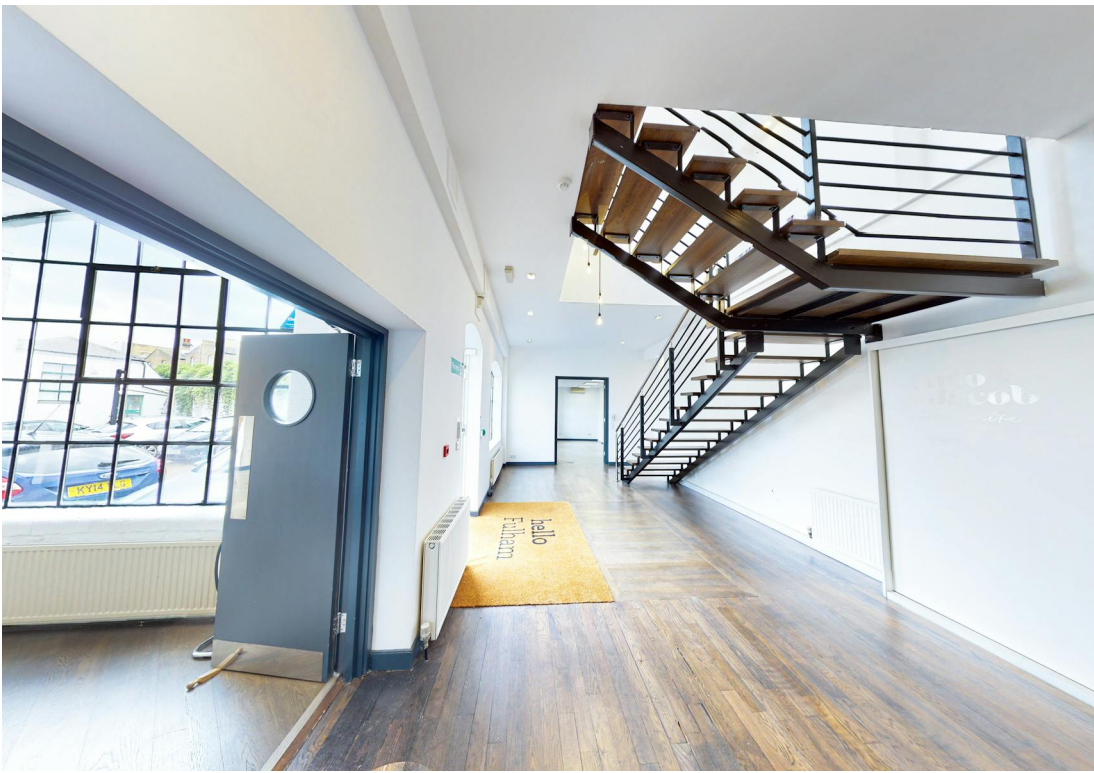
Melbray House is a unique converted industrial building in Fulham retaining many of the original character features including high ceilings and large warehouse crital style windows.

The building has exceptional natural light, particularly on the 1st floor where there is additional skylighting. Features such as high ceilings, steel trusses and original timber floor boards with painted brickwork create a truly genuine warehouse feel workspace.

The main space on each floor is open plan although there are additional meeting rooms / offices on both floors. All of the offices have comfort cooling. The building provides character space appealing to those occupiers not attracted to the typical "corporate box".

Car parking for circa 6 cars is provided in front of the building.







ADDITIONAL INFORMATION

[VIEW VIDEO TOUR](#)

[VIEW WEBSITE](#)

ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,464	228.91	Available
1st	2,634	244.71	Available
Total	5,098	473.62	

PRICE

Offers in excess of £2,750,000

BUSINESS RATES

Rates Payable To be confirmed

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

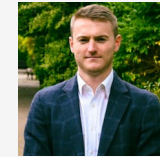
EPC

C (57)

VAT

Applicable

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Date of Publication: January 2026



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