

Hogarth Road, London SW5



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An impressive five bedroom freehold house, arranged over 2,700 sq ft, providing elegant living space across five floors. The property features a blend of modern amenities and period charm, offering a versatile layout that caters to both relaxed family living and entertaining space.

Upon entering on the ground floor, a welcoming entrance hall gives access to a formal dining room with an impressive ceiling height of 3.26 metres, including ornate period cornicing. Adjacent to the dining room is a well-appointed kitchen, featuring integrated appliances, ample cabinetry and worktop space. A set of floor-to-ceiling French doors also gives access to a private terrace, ideal for all fresco dining











**EPC** 

Asking price: £3,450,000

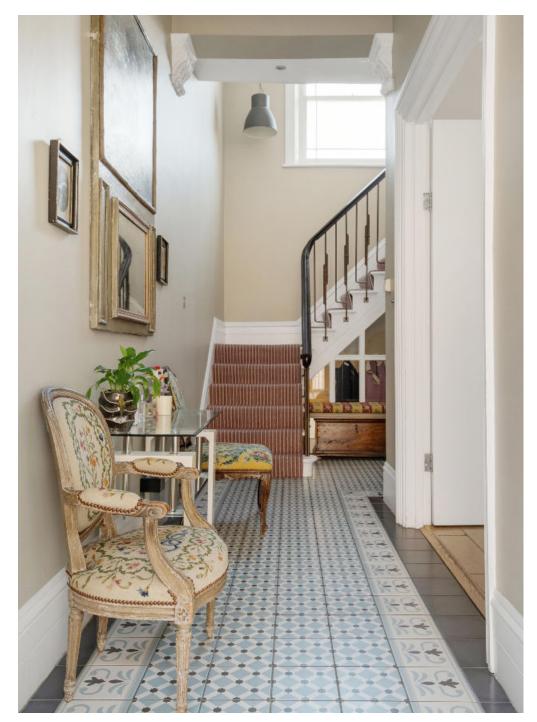
Tenure: Available freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H











On the first floor, a spacious triple window reception room offers abundant natural light, complemented by an adjoining TV room, creating a flexible layout for everyday use or entertaining.

The second floor is dedicated to a generously sized principal bedroom, which is served by extensive wardrobe storage and an en suite with a separate walk-in shower and bathtub. The third floor contains three additional double bedrooms, each enjoying natural light and shared access to a stylish shower room, making it an ideal space for family or guests.

The lower ground floor features a generously sized media room alongside a double bedroom with an en suite and direct access to a paved terrace. This floor also has a separate utility room and access to the storage vaults outside.





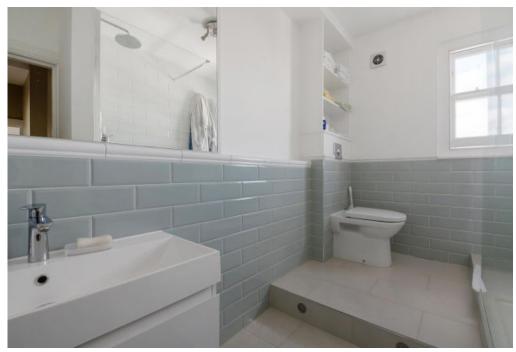




Hogarth Road in SW5 is a charming residential street situated in the Royal Borough of Kensington and Chelsea.

Earl's Court Station is in close proximity, providing excellent transport links, making it easy to access central London. Nearby, you'll find an array of cafes, shops, and parks, providing both convenience and leisure.





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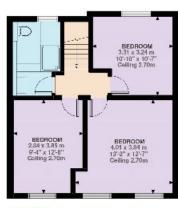
Approximate Gross Internal Floor Area 253.39 sq m / 2,727 sq ft (Excluding Vault)
Vault 10.61 sq m / 114 sq ft Inclusive Total Area 264.00 sq m / 2842 sq ft

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.





TV ROOM 3.23 x 3.10 m 10.72 r 0.22 r 0.23 x 3.20 m 21.10 x 13.20 m 21.10 x 13.20 m



First Floor 509 ft<sup>o</sup>

Third Floor 508 ft<sup>9</sup>

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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 October 2024. Photographs and videos dated October 2024.

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