



Hurlingham Road, Fulham SW6



Hurlingham Road, Fulham SW6

A newly refurbished five bedroom house with a beautiful rear aspect and a 35 foot south-facing garden situated on this incredibly sought after street by Hurlingham Park and the Hurlingham Club.

Hurlingham Road is a tree lined street, moments from the famous Hurlingham Club. The house therefore benefits from the shopping and transport facilities of the local area including Putney Bridge, New Kings Road and Parsons Green.



Guide price: £3,000,000

Tenure: Freehold

Local authority: Hammersmith and Fulham

Council tax band: H



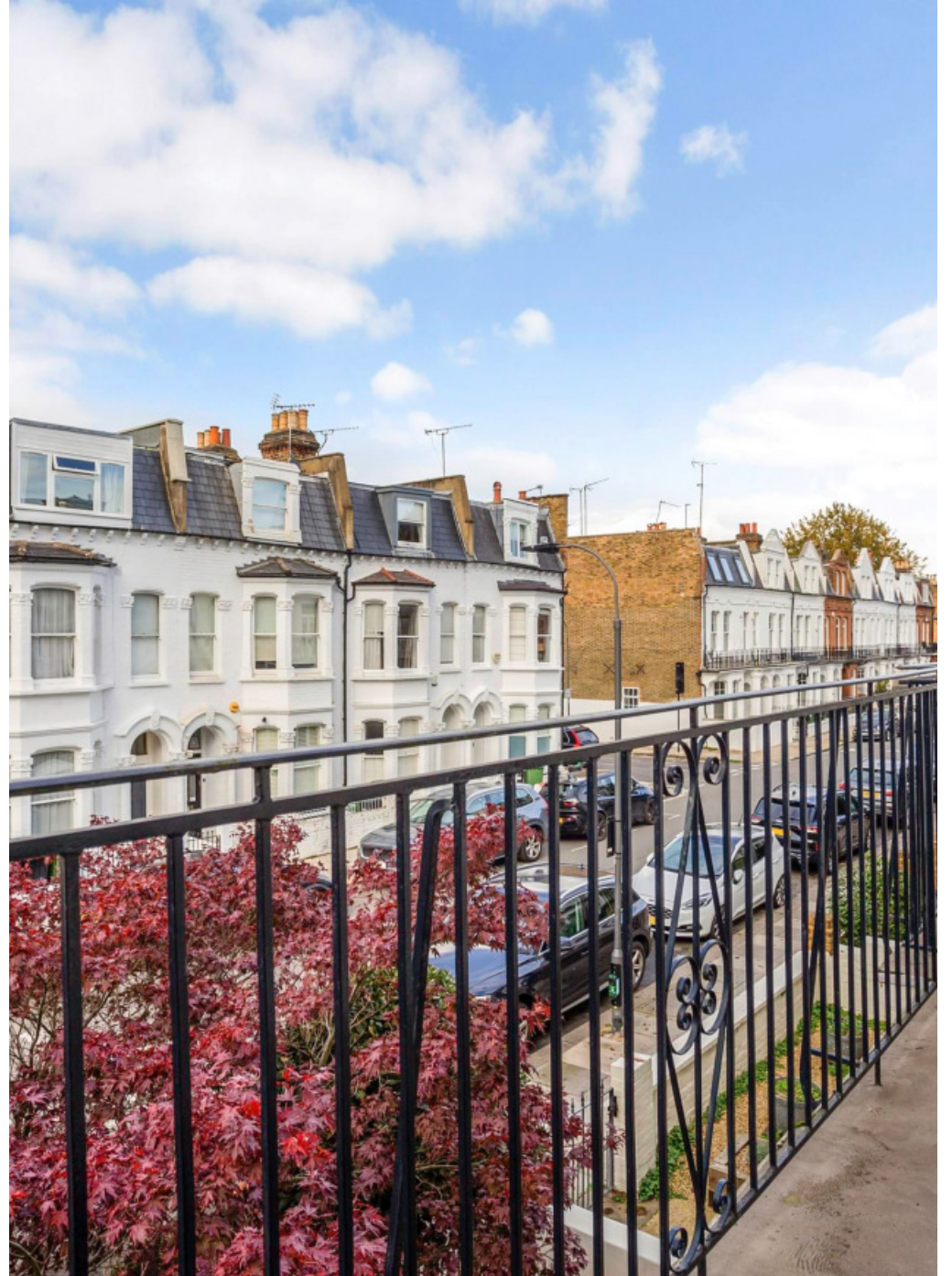


The accommodation has been redesigned with a high specification finish whilst retaining period features throughout. The ground floor consists of an entrance hall, front reception room, open plan kitchen/dining/family room and guest WC. The kitchen/dining/family room situated to the rear of the property provides a fabulous entertaining space with a recently fitted kitchen with central island, sitting area with built-in storage and dining space with doors leading to the private south-facing garden. In addition, there is access to a useful cellar.

The first floor provides the principal suite with en suite bathroom, dressing area and access to roof terrace with fantastic garden views. There is a second double bedroom with en suite to the front and a further three bedrooms and family bathroom on the top floor.







HURLINGHAM ROAD, SW6

Approx. gross internal area

2191 Sq Ft. / 203.5 Sq M.

221 Sq Ft. / 20.5 Sq M. Basement

2412 Sq Ft. / 224.0 Sq M. Including Basement



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2023 www.dowlingjones.com 020 7610 9933

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.

Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

knightfrank.co.uk

We would be delighted to tell you more

Arabella Howard-Evans

020 7751 2402

arabella.howardevans@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.