



CHATTERTON | REES



36a Hugon Road, London, SW6 3EN

Guide price £885,000

With one of the most impressive terraces in Fulham with leafy views over South Park this beautifully renovated 2 bedroom flat is a must see. The accommodation is arranged over two floors with the open-plan kitchen/living room, second bedroom and guest WC all situated on the 1st floor. The second floor consists of the spectacular terrace overlooking South Park and master bedroom with build in storage and en suite.

There is a newly extended lease of 125 years, located only a short distance from Parsons Green, The river Thames and plenty of local shops, cafes and restaurants, this is a great property that almost feels like a house with a real one off terrace

Floor Plan



Approximate gross internal floor area 86.21 sq m/ 928 sq ft.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Chatterton Rees. All rights reserved.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.