



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.

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## Area Map



## Energy Efficiency Graph

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