

# Hurlingham Road

Guide Price £2,750,000

B R I K



# Hurlingham Road

£2,750,000

Freehold

5 BED

House - Terraced

0000

SQ FT

0000

SQ M

This outstanding house has direct views over Hurlingham Park, is arranged over four floors and extends to over 2,100 sq ft of living space. On the ground floor, to the front, is a wider than average reception room with an attractive fireplace and large bay window, a separate W.C, and to the rear is a superb extended kitchen with plenty of space for dining and relaxing. Bi fold doors open onto a private garden. A half basement has been converted to create an additional reception/media room (or 5th bedroom if required), shower room and separate utility room. On the first floor is an impressive principal bedroom with stunning views over Hurlingham Park, ample storage and an en-suite bathroom. There is a further double bedroom and separate shower room on this floor. This unique house has a natural second floor with two further double bedrooms and a modern family bathroom.

Hurlingham Road is conveniently located for the many shops, restaurants, and cafés along New Kings Road and in Parsons Green and benefits from excellent transport links. The property overlooks beautiful Hurlingham Park with its children’s playground, tennis courts, and green open spaces. Putney Bridge underground station is approximately 0.3 miles away and Parsons Green underground station is approximately 640m away. The 22 bus connects New Kings Road with Sloane Square and the West End. The area is well known for its wide selection of nursery, primary and secondary schools, including Fulham Prep, Parsons Green Prep, Thomas’s Fulham, and Lady Margaret’s. EPC rating – C

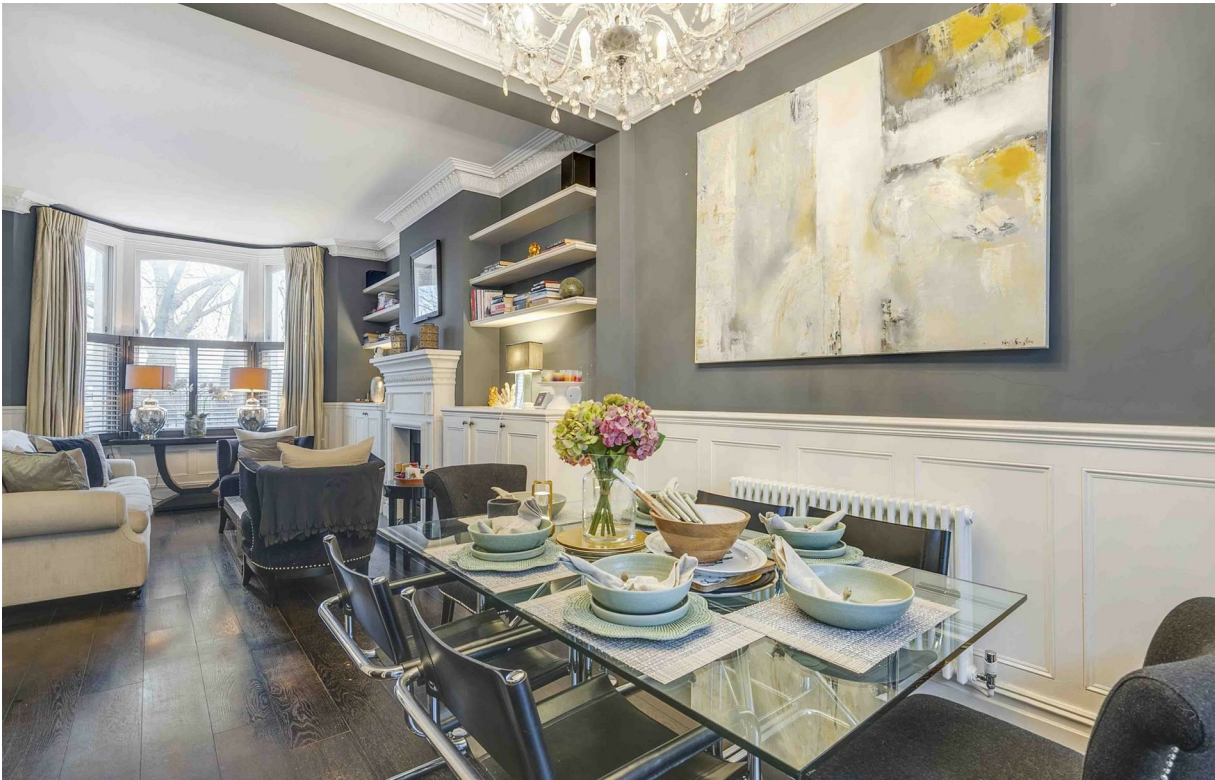
- 5 bedrooms
- 4 bathrooms
- Reception room
- Extended kitchen breakfast room
- Media room / 5th bedroom
- Separate W.C
- Garden
- Direct views over Hurlingham Park
- Approx 2,120 sq ft (197 sq m)
- Council Tax band - G

JAMES SIMS

020 7384 6790

james@brik.co.uk







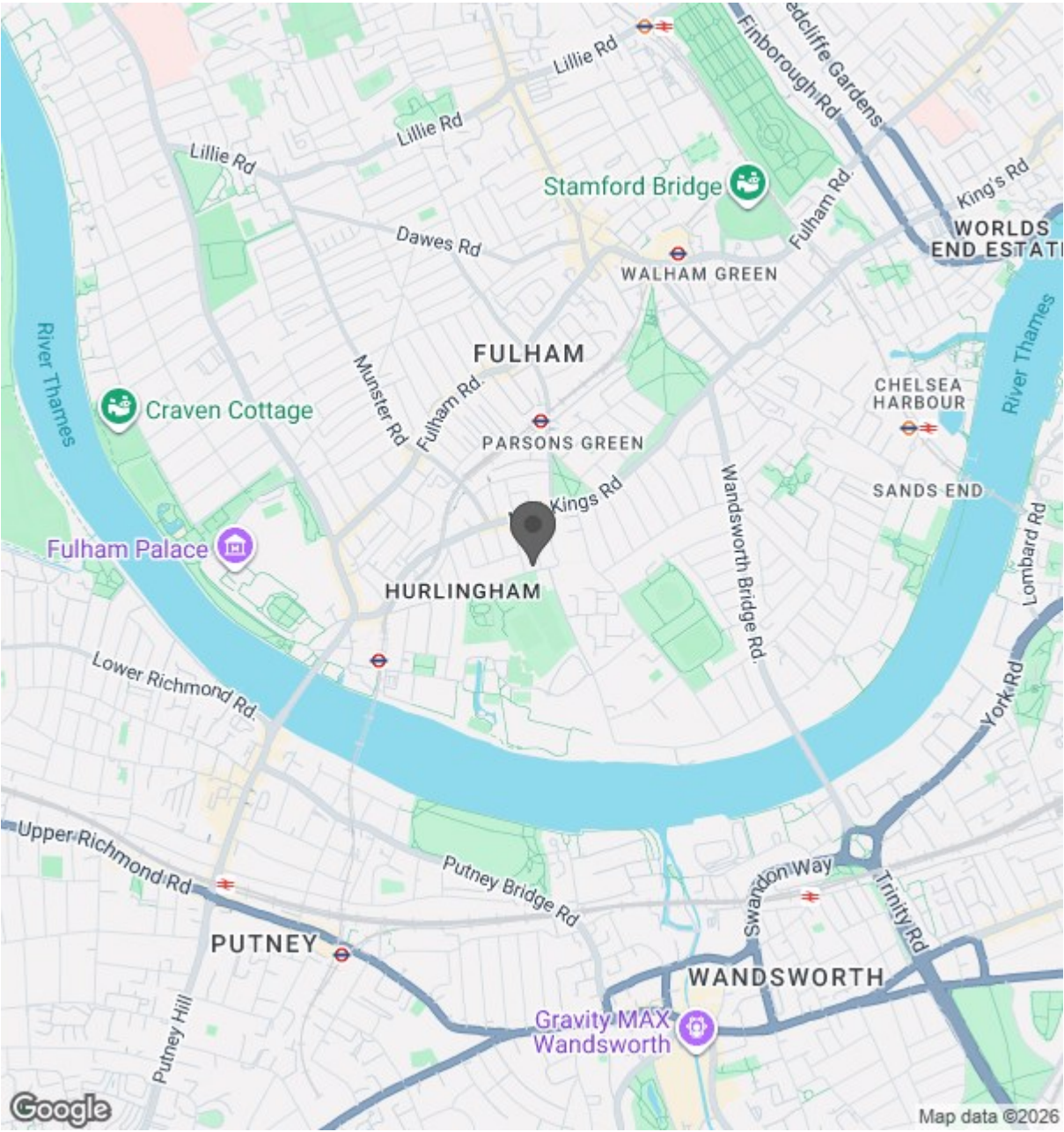








Location





B R I K

0000  
SQ FT

0000  
SQ M



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk